

PROPOSED FINAL EIR PACKAGE

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FINAL EIR PACKAGE

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Draft EIR (Distributed): August 22, 1996
Proposed Final EIR (Approved): October 15, 1996
Final EIR (Certified On): _____
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ENVIRONMENTAL IMPACT REPORT NO. 564

- **James A. Musick Jail Expansion and Operation**
 - **Relocation of Interim Care Facility**
 - **Southeast Sheriff's Station**

**County of Orange Board of Supervisors
Orange County Sheriff-Coroner**

Prepared for:

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August, 1996

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ERRATA SHEET

The following minor revisions are hereby made to the EIR. None of these revisions alter the conclusions in the EIR. The mitigation measures added or revised are also included, and a page identification as to where they would be incorporated.

p.10 §19 - Responsible Agencies or Agencies Consulted

To the listing of agencies with regulatory or permitting authority add:

- California Department of Fish and Game
- Orange County Fire Authority

Exhibit 2 Item 2 on this exhibit is "Pacific Commercentre"

p.41 §4.1.6, last paragraph, second to last sentence to read:
"Since medium and maximum security inmates never leave the buildings unless they are released, go to court, or to the hospital, there is no need for these types of structures."

p.126 Last paragraph, last sentence should read:
"...and the socioeconomic analysis appears in Section 5.12."

p.180 Last paragraph, first sentence should read:
"...to accommodate flows generated by the project up to 2,850 inmates prior to the year 2000."

p.201 First paragraph, first sentence should read:
"A review of Table 6 reveals that 17,423 arrests were made last year..."

REVISED OR ADDED MITIGATION MEASURES

Revised

#29 (p.73)
#32 (p.84)
#34 (p.100)
#41 (p.104)
#51 (p.183)

Added

#33a (p.84)
#42a (p.125)
#43a (p.125)
#44a (p.125)
#44b (p.125)
#44c (p.125)
#50a (p.172)
#51a (p.183)
#51b (p.183)
#51c (p.183)

ENVIRONMENTAL MANAGEMENT AGENCY REPORT

DATE: October 15, 1996

TO: Orange County Planning Commission

FROM: EMA/Planning (Environmental and Project Planning)

SUBJECT: Proposed Final EIR 564 for Expansion and Operation of James A. Musick Branch Jail, Relocation of Interim Care facility (ICF), and Southeast Sheriff's Station

CONTACT PERSON: Paul Lanning (834-3686)

I. Summary

The County of Orange, in conjunction with the Sheriff-Coroners office, proposes to expand the James A. Musick Branch jail from its current jail population of approximately 1,200+ to approximately of 7,584 inmates. Of the 7,584 regular beds, 480 will be medical beds. An additional 384 inmates can also be accommodated on a short-term, emergency basis (i.e. 60 days or less). This constitutes the absolute maximum number of inmates which can be accommodated in the facility as proposed.

Draft EIR 564 was prepared to address the environmental impacts associated with this proposed expansion, the operation of the expanded facility and construction impacts. In the latter case, the booking and release of inmates is proposed. It also examines the potential environmental effects resulting from the construction of the Southeast Sheriff's station and relocation of the Interim Care Facility (ICF) from its current location in the Manchester Complex in the City of Orange to the Musick site. The ICF is a 24 bed residential facility for mentally disturbed adolescents.

DEIR 564 examines environmental effects of the project in a number of topical areas and concludes that all environmental impacts associated with the project can be mitigated to a level of insignificance. Therefore, no significant environmental impacts are expected as a result of this project.

In accordance with County CEQA procedures, the Planning Commission is charged with review of the Draft EIR and related documents for adequacy under CEQA. In this instance the Planning Commission does not make a decision with regard to the approval of the proposed project itself, as this decision is within the purview of the Board of Supervisors, as is the certification of the EIR.

II. Background

The James A. Musick Branch Jail was originally acquired in 1961, and opened in 1963, to serve as the County's Honor Farm and has operated as a minimum security jail facility since 1974. To address the growing demands on the county jail system, an EIR for the Musick Master Plan was completed in June 1986. This plan proposed to expand the capacity of the Musick facility to house 1,500 minimum security inmates. The plans also included a Sheriff's Training Academy, helipad, and Fire Training Academy. In November of 1986, Final EIR 447 was certified by the Board of Supervisors to address the environmental effects of this project. This expansion plan was never fully implemented.

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Alton Parkway, which is proposed for extension from its current terminus at Irvine Boulevard to the Foothill Transportation Corridor (FTC), will parallel the western boundary of the jail site. The environmental impacts resulting from the extension of Alton Parkway to the project entrance were evaluated in the Foothill Circulation Phasing Plan EIR. This EIR has been incorporated by reference in Draft EIR 564.

Consideration of selling the Musick site for development as part of the Irvine Spectrum has occurred from time to time in the past. Currently the Musick property, like most other County owned properties and facilities is encumbered as part of the county's bankruptcy recovery program and could not be sold until the year 2026 unless property of equal value could be substituted. This issue is discussed in further detail in the EIR and also in the Responses to Comments.

III. Project Summary

A. Project Location

The 100 acre Musick jail facility site is located in central unincorporated Orange County within the sphere of Influence of the City of Irvine. The site lies northwest of Bake Parkway and easterly of the future extension of Alton Parkway. The City of Lake Forest bounds the site to the east. The City of Irvine bounds the site to the south and southwest with MCAS El Toro located to the west and north of the project site. (Please reference Exhibit A)

Residential uses in the City of Lake Forest are located approximately 700 feet from the closest point of Musick property boundary and over 1,200 feet from the nearest proposed jail housing structure. Future development in the Pacific Commercentre would be located between these homes and the Musick site. Adjacent uses in the City of Irvine include industrial and warehouse type uses.

B. Project Description

James A. Musick Branch Jail

The proposed jail expansion project consists of the construction of three new housing units (referred to as "complexes" in the EIR) on the Musick site along with the construction of ancillary jail support facilities such as food service, laundry, warehouse, parking structures for staff and visitors, and a central plant. The project also proposes the construction of the Southeast Sheriff's Station and relocation of the Interim Care Facility (ICF) from the Manchester complex in the City of Orange to the Musick site.

Access to the site is proposed to be from Alton Parkway for jail staff, inmate buses and visitors. Alton would be extended for a sufficient distance to serve the jail project if the proposed extension to the FTC has not already occurred. A separate service entrance for the jail's central plant and support facilities would be provided from the existing Musick Road which currently serves as the main entrance to the existing facility. Parking for the jail would be provided in two parking structures, one to serve visitors and one for staff.

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At final buildout the facility would consist of three housing complexes and related jail support buildings (e.g. warehouse, food service, laundry, parking structure, etc.) on approximately 100 acres of land. These buildings are similar in design and operation to both the recently completed expansion at the Theo Lacy Branch Jail and the planned further expansion of that facility which was reviewed by your Commission and approved by the Board of Supervisors last year.

The proposed jail housing units would be 45 feet in height and the support structures vary between 28 and 38 feet in height with the exception of the jail staff and visitor parking structures which are 45 feet in height. The construction of the buildings would most likely be phased in over a period of time and is subject to the availability of funding. Exhibit B is a conceptual site plan of the proposed facilities.

The proposed project would increase the inmate population at the Musick Jail from approximately 1,200 inmates to 7,584 inmates. The 7,584 inmate population represents the number of inmates that would occupy the jail under the "crowded" condition (130 percent of rated capacity) that now typically characterizes the jail system due to the lack of a sufficient number of beds to handle all the incarceration needs of the County. 480 of the 7,584 beds will be medical beds.

An additional 384 inmates could be held at the facility in the event of a short-term "emergency" (i.e. 60 days or less). "Emergency" situations occur very rarely and are generally the result of some major and sudden, unanticipated, unusual event (e.g. riot, strike, civil disobedience). An "emergency" is considered to be an event beyond the control of the County and/or the Sheriff.

The proposed expansion would require 1,361 additional Sheriff and Health Care Agency staff to operate the facility (excluding relief staff), spread over multiple shifts. Relief staff fill in for personnel who on their regular days off, are on leave, out sick, etc. The number above reflects the number of staff on duty at the site over a 24 hour period. Exhibits 8a and 8b in the EIR provide a detailed breakdown of the staffing for the project by shift.

Booking and release of inmates at the site are part of the proposed project. Complex 1 would contain a complete booking and release facility similar to the Intake and Release Center (IRC) in Santa Ana. Booking includes remand orders from the courts and transfers of arrestees by local authorities. Currently all arrestees must be driven to Santa Ana for booking.

Release involves the discharge of an inmate following cite and release, posting of bail, release by the courts, or upon the completion of his or her sentence. Phone banks are provided, and transportation is generally provided by friends or relatives but is not required. Bus service is available along Irvine Boulevard and Alton Parkway. The County and the Sheriff's Department will coordinate bus service with OCTA during project design and implementation.

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Visitors would be permitted as required by state law. Inmates are required by state law to be given the opportunity for two visits totaling at least one hour per inmate each week. The actual visiting schedule for this facility will be established when the facility is operational. All visiting would take place inside the jail buildings.

Southeast Sheriff's Station and Interim Care Facility

The proposed project also entails the construction of the Southeast Sheriff's Station and the relocation of the Interim Care Facility (ICF) from its current location in the Manchester Complex in the City of Orange. (Please reference Exhibit B).

The Southeast Sheriff's Station would service the the region east of the I-5 Freeway and would be the base for patrol and other law enforcement services for the cities of Lake Forest and Mission Viejo and the unincorporated communities of Foothill Ranch, Portola Hills, Rancho Santa Margarita, Trabuco Canyon, Robinson Ranch, Rancho Cielo, Coto de Caza, Dove canyon, Los Flores and the recently approved Ladera community. This facility would operate 24 hours a day for sworn personnel and would be open to public access during normal business hours.

The ICF is a 24 bed residential facility for mentally disturbed adolescents who are wards or dependents of Juvenile Court, and who cannot be placed in foster or group homes or in Juvenile Hall. The ICF offers intensive mental health treatment to severely disturbed children and adolescents including family and school staff consultation and recommendations, as well as coordination with deputy probation officers and social workers.

The ICF has been operating at a location in the County's Manchester complex adjacent to the Orangewood facility and the Theo Lacy Branch Jail for the past twelve years. The existing facility will be displaced by the planned expansion of the Theo Lacy facility. Alternative locations for this facility are being considered at the MCAS Tustin and MCAS El Toro sites as part of the base closure process at those facilities.

The Southeast Sheriff's Station and ICF facilities would be located in the southeast corner of the project site and would take access from Bake Parkway. A parking structure would serve the staff for the Sheriff's Station and surface parking can accommodate the needs of visitors to the Sheriff's station and all the parking for the ICF.

The Sheriff's Station would be approximately 20,000 square feet in size and a two story structure of approximately 16 feet in height. The ICF would be approximately 6,000 square feet in size and would be 16 feet in height. An outside recreation and therapy area of 6,000 square feet is also proposed.

It is projected that the Sheriff's Station would have 218 persons assigned to the facility by the year 2005. 126 of these positions will be patrol officers. The ICF also operates as a 24 hour, seven days a week facility and would have approximately 35 staff to cover those hours of operation.

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B. Public Comments

A total of 43 comment letters were received on EIR 564. Some of the major issues and concerns raised include:

- o Public safety issues
- o Feasibility of alternative sites
- o Property values/socioeconomic issues
- o Cumulative impacts

Responses to all comments have been prepared and are included as Attachment 2. Comments which do not raise environmental issues under the purview of CEQA are noted for the record and provided for consideration by the decision making bodies.

Several mitigation measures suggested by commentors were accepted in the responses to comments. These are identified in the responses. The final wording of these mitigation measures will be presented in the findings resolution of the Board of Supervisors.

The comment letters were transmitted to your Commission on October 9, 1996, and responses are included with this report. Also included is a matrix indicating speakers at the two public information meetings. Please reference Section D. below). With the exception of the letter from the City of Lake Forest, the comment letters are not voluminous.

The issues raised in the comment letters principally focus on the commentor's objections to the conclusions drawn in the EIR as well as opposition to the project.

C. Mitigation Measure Monitoring

The mitigation measures for EIR 564 have been prepared in compliance with Public Resources Code Section 21081.6. A list of the proposed mitigation measures was included for public review in DEIR 564. The mitigation measures include the time of implementation for the mitigation measure as well as the party responsible for its enforcement. The purpose of this is to ensure that mitigation measures adopted as part of the EIR will be effectively monitored. As mentioned previously some of the mitigation measures suggested by commentors are identified for acceptance by the County and will be recommended to the Board of Supervisors for adoption as part of the of Board findings for this project.

D. Public Review and Notification

The Notice of Preparation for the Draft EIR was distributed on June 7, 1996. Comments received in response to the NOP are included in Appendix C of the Draft EIR. A public scoping meeting was held on July 8, 1996 in the City of Lake Forest at the Lake Forest Sun and Sail Club. Approximately 150 individuals attended this meeting. Written comments received at that meeting are included in Appendix C of the Draft EIR.

Public information meetings were held in Lake Forest at El Toro High School on September 24, 1996 and Irvine City Hall on September 25, 1996. Approximately 270 individuals attended the meeting at the high school and six individuals attended the meeting in the City of Irvine. Oral testimony received at those meetings has been summarized for your review. Oral comments which raised environmental issues subject to review under the California Environmental Quality Act have been responded to as part of the Response to Comments document.

Draft EIR 564 was circulated for public review and comment from August 22, 1996 through October 7, 1996. The Responses to Comments document, included as Attachment 2, contains all the comments received on the Draft EIR and County responses to the comments.

Public Notices (display ads) were published in the Orange County Register for one or more of the following:

- 1) The Notice of Preparation,
- 2) The Notice of Availability for the Draft EIR
- 3) The Public Information Meetings
- 4) The Planning Commission Meeting

V. Recommended Action

Adopt Resolution (Attachment 3): 1) recommending that the Board of Supervisors find proposed Final EIR 564 to be complete and adequate CEQA documentation for the James A. Musick Branch Jail Expansion and Operation, Southeast Sheriff's Station, and relocation of the Interim Care Facility; and 2) recommend its certification by the Board of Supervisors.

Respectfully submitted,



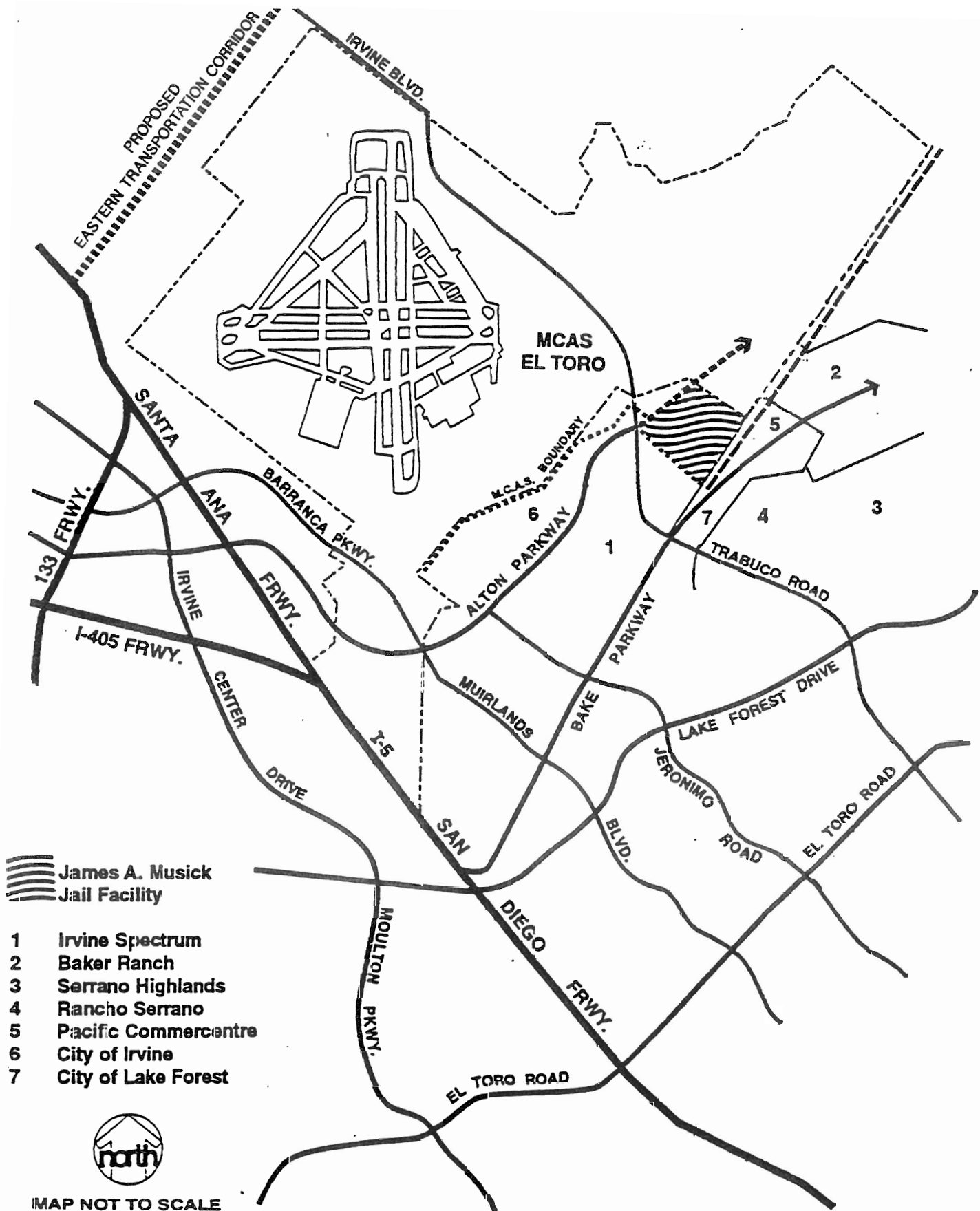
George Britton, Manager
Environmental & Project Planning

PL:so
6092415382979

Exhibit A: Location Map
Exhibit B: Site Plan

- Attachments:
1. Comment Letters
 2. Annotated Comment Letter from City of Lake Forest, Letter from City of Orange
 3. Foreword to the Response to Comments & Responses to Comments
 4. Listing of Speakers at Public Information Meetings and Listing of Issues Presented
 5. Draft Planning Commission Resolution
 6. Draft EIR 564 and Appendices (previously transmitted)

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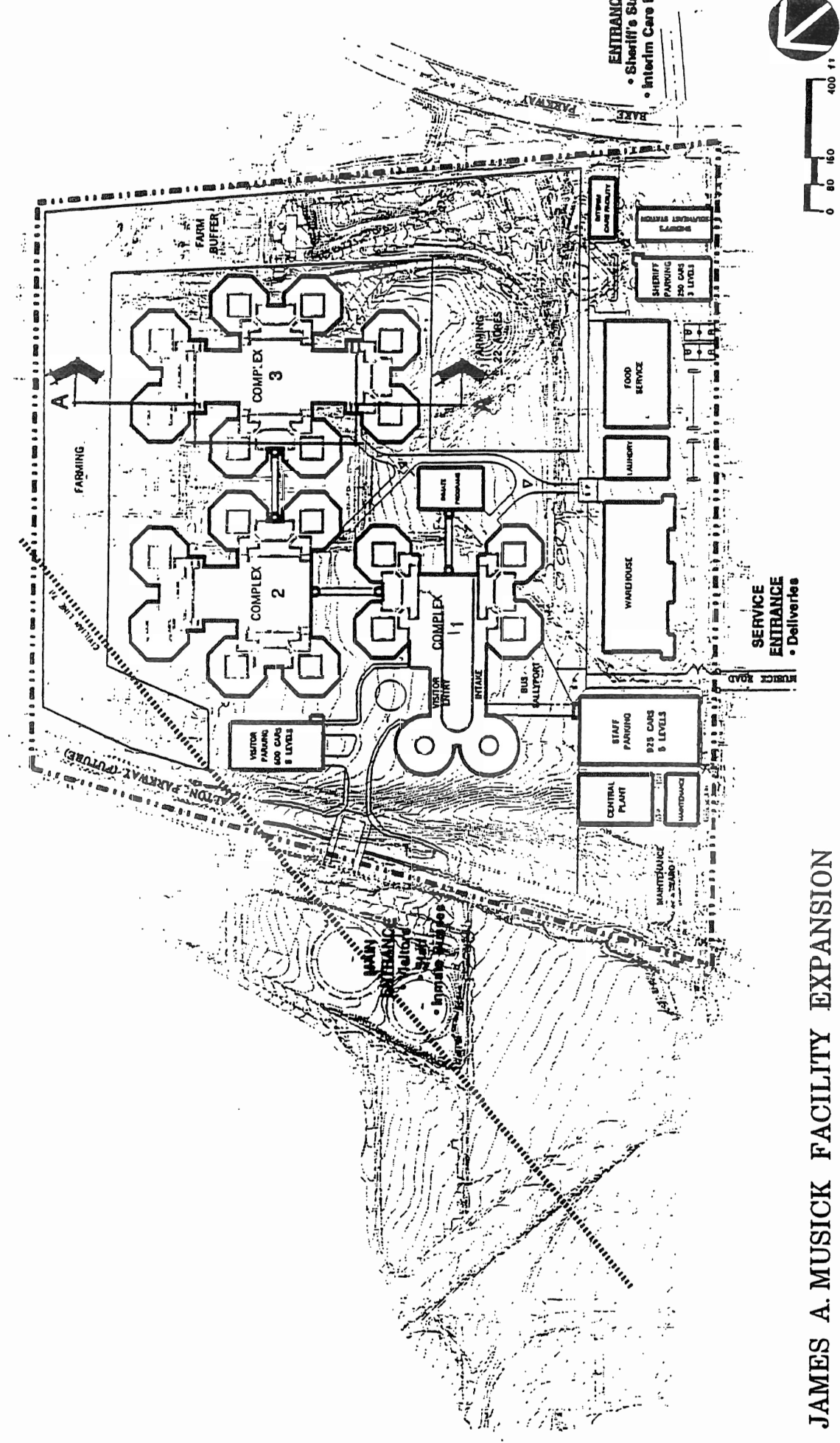


CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS

VICINITY MAP

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EXHIBIT A



JAMES A. MUSICK FACILITY EXPANSION



CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS

MASTER SITE PLAN

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EXHIBIT B

Inventory of Mitigation Measures

1. Prior to the issuance of construction bid documents for any permanent construction at the Musick Jail, the County shall cause to be prepared a final geotechnical report. This report shall be approved by the County's Planning and Development Services entity at that time as to content. Recommendations of the engineering geologist and soils engineer shall be incorporated into the project plans and specifications for the construction of the facility.
2. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors use low emission mobile construction equipment, where feasible.
3. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that the project specifications require the contractors to comply with SCAQMD Rule 2202.
4. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors water the graded sites and that equipment is cleaned morning and evening.
5. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors wash off trucks leaving the site.
6. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors spread soil binders on graded sites, unpaved roads and parking areas.
7. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that chemical soil stabilizers are applied by contractors according to manufacturer's specifications to all inactive construction areas (previously graded areas which remain inactive for 96 hours).
8. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that ground cover planting be established on the construction site by contractors through seeding and watering on portions of the site that will not be disturbed for lengthy periods (such as two months or more).
9. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require the contractor to sweep streets if silt is carried over to adjacent public thoroughfares. This measure prevent emissions rather than reduce emissions.

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10. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to limit traffic speeds on all unpaved road surfaces to 15 miles per hour or less.
11. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to suspend grading operations during first and second stage smog alerts.
12. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.
13. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors maintain construction equipment engines by keeping them tuned.
14. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors use low sulfur fuel for stationary construction equipment.
15. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors provide on-site power sources during the early stages of the project to minimize or eliminate the use of portable generators.
16. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.
17. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to use low emission on-site stationary equipment (e.g., clean fuels).
18. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to configure construction parking to minimize traffic interference.
19. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to minimize obstruction of through-traffic lanes.
20. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to provide a flagperson to properly guide traffic and ensure safety at construction sites.

21. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to schedule operations affecting traffic for off-peak hours, where feasible.
22. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service).
23. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications require bicycle lanes are provided on adjacent arterial highways; and that bicycle storage areas, bicycle amenities, and efficient parking management techniques are incorporated in the plans.
24. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications provide dedicated turn lanes as appropriate.
25. At the time of occupancy of the first inmate housing complex, the Sheriff's Department shall establish a Transportation Management Association (TMA) or participate in the Spectrum TMA, to create incentives for employees to rideshare.
26. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications require contractors to install energy efficient street lighting.
27. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications require contractors to introduce window glazing, wall insulation, and efficient ventilation.
28. At the time any off-street parking lot or garage is opened for use, the Sheriff's Department shall ensure that preferential parking spaces are provided to high occupancy vehicles.
29. At the time that final construction plans for the Alton Parkway signalized entrance are prepared, the Director of Public Works shall ensure that project specifications require that bus-turn aprons are located on each side of Alton Parkway and bus-shelters are provided. The County of Orange will cooperate with OCTA in designing bus shelters for the jail which match as much as possible the bus shelters in Irvine Spectrum. These efforts shall take place prior to the occupation of the first jail building, and will be supervised by Environmental Management Agency or its successor agency.
30. Prior to commencement of grading, applicant shall submit for approval of the Manager, Development Services, a Water Quality Management Plan (WQMP)

specifically identifying Best Management Practices (BMPs) that will be used on-site to control predictable pollutant runoff.

This WQMP shall identify the structural and non-structural measures specified in the Countywide NPDES Drainage Area Management Plan Appendix which details implementation of BMPs whenever they are applicable to a project, the assignment of long-term maintenance responsibilities, and shall reference the location(s) of structural BMPs. The SWPPP shall be prepared for construction activities and shall be consistent with Regional Water Quality Control Board NPDES Permit No. CAS618030.

31. Prior to the approval of construction bid documents for any permanent building at the Musick Jail, a landscape plan shall be prepared by a licensed landscape architect. While landscaping is to be installed in recognition of sound security practice, visual buffering shall be installed where not inconsistent with security practice.
32. All new buildings at the Musick Jail visible to the public off-site shall be constructed with the office-appearing facade. Individual buildings should be one single color with an overall neutral monochromatic color scheme for the site. Roof designs should be non-distinctive forms in neutral colors. Exterior mechanical equipment should be screened from offsite views, and equipment screening should be fully integrated into the architectural design of the building.
33. Prior to or concurrent with the construction of the first complex, a 12-foot block wall will be constructed along Alton Parkway inside the perimeter landscaping to conceal the "First Defense" fence. The design shall be reviewed by the Director, Planning and Development Services, and shall not interfere with the security of the facility.
- 33a. Perimeter signs for the jail shall be fully limited to simple identification and regulatory and directional signage, all in accordance with a comprehensive sign program to be developed and approved by Environmental Management Agency or its successor agency prior to the occupation of the first jail building.
34. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to comply with the County of Orange Noise Ordinances and standard conditions of approval. This will result in restricting the hours and days of construction per the local ordinance. The perimeter walls shall be fully integrated into the architectural design of the buildings and of the same or similar materials and color.
35. If any on-site public address systems, bells, or other audible signal systems are used in new buildings, they should be designed to be inaudible in the adjacent residential areas or prohibited. If any such devices are included in the project, the Director of Public Works shall ensure that project specifications require

installation to comply with the requirements of Orange County Noise Ordinance, except for emergency warning devices.

36. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that final plans require that ingress and egress should be taken only on arterial highways or industrial collector streets and should not utilize any residential streets. This includes service vehicles as well as all other jail traffic.
37. At the time that project construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors install mechanical equipment, including the Central Plant, to conform to the requirements of the Orange County Noise Ordinance.
38. At the time of final construction plan development, the Director of Public Works shall ensure that plan specifications require that interior noise levels including noise sensitive interior areas (per the County of Orange General Plan Noise Element) shall comply with County standards.
39. Prior to establishing the Interim Care Facility at this site, the County of Orange Health Care Agency shall determine whether the noise environment is acceptable with the therapeutic mission undertaken at this facility.
40. Prior to the construction of any portion of Alton Parkway affecting wetlands in Borrego Wash, the County of Orange shall enter into a Streambed Alteration Agreement with the California Department of Fish & Game and obtain any necessary federal authorization. This agreement will call for the compensation of wetland losses through off-site habitat creation or participation in a wetlands credit bank. If determined necessary by the Department of Fish and Game, the small vegetated area at southwest corner of the site will also be mitigated.
41. Prior to the issuance of construction bid documents for exterior electrical fixtures, the County Planning and Development Services Department shall ensure that lighting rays are confined to the areas surrounding buildings. To the extent possible, on-site perimeter lighting and parking lot parking structure lighting should be consistent in height, spacing, color and type of fixture.
42. In connection with the adoption of zoning regulations for the Reuse Plan area, the County of Orange shall prohibit bail bondsmen and sexually oriented businesses from the "Open Space/Institutional" and "Education/Institutional" areas adjacent to the jail as shown on Figure 5-2 of the Reuse Plan EIR.
- 42a. To the extent permitted by California and constitutional law, medium and maximum security inmates shall make their court appearances from the facility using video appearances.

43. If the City of Irvine or the City of Lake Forest finds that there is a potential for undesirable uses to establish in their cities as a result of the jail expansion, these cities can and should zone their territory to prohibit such uses.

Note: Pursuant to CEQA Guidelines §15091(a)(2), this measure is within the responsibility and jurisdiction of another public agency, and not the County of Orange.

- 43a. Prior to the commencement of construction of any buildings shown for the site, the County of Orange shall record a restriction or other restrictive covenant against the 22± acre buffer area which prevents construction of any non-agriculturally related buildings, and preserves this area as a buffer.
44. Prior to the commencement of grading for the project, the County of Orange shall give notice of proposed construction to the Federal Aviation Administration (FAA) pursuant to FAR Part 77. At that time, notice shall be given to any other agency which may have jurisdiction or review authority at that future time.
- 44a. The County of Orange shall insure that "walk-aways" from the Interim Care Facility, if established at this site, are promptly returned.
- 44b. Prior to the occupation of the first new jail building at the Musick Jail, the County shall open to operation the Sheriff's Southeast Station at the site.
- 44c. Prior to the occupancy of the first jail building, the "First Defense" fence or equivalent shall be constructed to the extent necessary for that phase of project implementation.
45. Prior to or concurrent with the occupancy of the first phase of the project, the Director of Public Works shall cause to be constructed or installed:
- a. Two south-bound left-turn lanes and one west-bound right-turn lane at the intersection of Alton Parkway and Irvine Blvd.
 - b. A traffic signal at the Alton Parkway project entrance to Complexes 1 and 2.
46. Prior to or concurrent with the occupancy of the last phase of the project, the Director of Public Works shall negotiate agreements with the Cities of Irvine and Lake Forest, as applicable, to ensure that the County provides the project's pro rata share of the costs of the following improvements:
- a. Alton Parkway/Irvine Blvd: Convert the 3rd northbound through lane to a shared through lane/right-turn lane.
 - b. Musick Dr./Irvine Blvd: Add a northbound right-turn lane.

- c. Bake Pkwy./Irvine Blvd: Add a northbound right-turn lane, and convert the 3rd northbound through lane to a shared through/right-turn lane.
 - d. Bake Pkwy./Jeronimo: Provide an eastbound right-turn overlap signal phase.
47. Prior to commencement of any highway improvements required by mitigation measures herein which are located within or adjacent to City boundaries, the Director of Public Works shall work with appropriate City agencies to ensure the operational feasibility or recommended mitigation measures.
48. Upon adoption of a Road Fee Program by the Board of Supervisors which includes the project site, the County shall pay the pro rata fee attributable to each project phase, or provide credits, prior to commencement of construction of the phase as required for the Musick Jail project under the Road Fee Program.
49. Prior to or concurrent with the opening of the Alton Parkway entrance to employee and visitor access, the Director of Public Works shall ensure that project specifications require that contractors install bus aprons on the northerly and southerly sides of Alton Parkway in a manner meeting the requirements of the OCTA, and a sidewalk is constructed along the southerly side of Alton Parkway from Irvine Blvd. to the project entrance on Alton Parkway, and along the project entry drive to the visitor entrance.
50. Prior to or concurrent with occupancy of each project phase, the Sheriff's Department shall ensure that sufficient parking spaces to meet the peak hour demand forecasted for that phase. The following summarizes the peak hour parking spaces required for each complex as analyzed herein:
- Complex 1 and ancillary buildings: 580 off-street parking spaces
 - Sheriff's Station and ICF: 235 parking spaces
 - Complex 2: 375 parking spaces
 - Complex 3: 530 parking spaces
- 50a. No parking will be allowed on Alton Parkway. So long as the segment of Alton Parkway in the vicinity of the jail is under County jurisdiction, the Orange County Sheriff will enforce this measure.
51. Prior to commencement of any construction activities, the County of Orange shall coordinate with the Southern California Edison, Southern California Gas, Pacific Bell, Irvine Ranch Water District, and Orange County Fire Authority regarding any construction activities to ensure existing facilities are protected and any necessary expansion or relocation is planned and scheduled in consultation with the appropriate public agencies.

- 51a. Prior to the commencement of construction of any jail building, the "Agreement for Acquisition of Potable Water Service from Irvine Ranch Water District for James A. Musick Facility" must be amended or replaced. This agreement allows for capacity in IRWD facilities to enable delivery of 0.27 cubic feet per second (cfs) of domestic water. The expansion and increased demand will require the agreement either be amended or replaced by a new agreement to reflect the expansion of the site, including project phasing and the payment of appropriate "fair share" capacity charges. As the project becomes clarified in terms of expansion plans, contact IRWD so that the appropriate service agreement can be drafted. Plans will be submitted to the development services section of IRWD for review and approval as soon as they become available.
- 51b. At the time of the review of the "Agreement for Acquisition of Potable Water Service" each water use will be evaluated and IRWD will determine whether it will furnish potable or nonpotable water for the designated purpose.
- 51c. Prior to the commencement of jail construction exceeding 2,850 inmates or that equivalent, an amendment of the "Agreement for Acquisition of Interim and Permanent Sewer Service" for the Musick facility shall be negotiated with IRWD, and shall outline the costs for the use of existing sewers, potential future sewer improvements, and treatment and disposal capacity.
52. Prior to the construction of any buildings on the Musick site, a further environmental site assessment shall be conducted to confirm the absence of agricultural chemicals in significant amounts, the absence of asbestos in buildings, and the absence of any environmental risks from the transformers.

ATTACHMENT 1

000408

TIMELY RECEIVED LETTERS OF COMMENT

000409

August 27, 1996

Supervisor James W. Silva
Orange County Board of Supervisors
10 Civic Center Plaza
Santa Ana, California 92706

C. Brian Conners
25261 Dayton
Lake Forest, CA
92630

Dear Mr. Silva:

I would like to comment on two key issues affecting South County residents:

- 1) The Proposed El Toro International Airport Proposal
- 2) The Musik Jail Expansion Proposal

I believe that the Board of Supervisors is receiving biased, misleading and special interest sponsored studies endorsing these two initiatives. I can speak from experience.

1.) If you travel to other US international airports throughout the country, and I have to most of them, I can think of no international airport in the US that I would like to live within 15 miles. The reward for more economic growth of an airport in my experience has been crime (NY, Chicago, LAX, etc.) more traffic generation (one estimate 25,000 cars per day), noise (one plane per minute), congestion, smog, crazy taxi drivers, rental car companies, and transients. All of the above will affect the quality of life and the desirability of the residents that live near the airport.

Page 2

Remember, the reason many of the residents moved to Orange County-Not for Jobs, but Quality of Life. If you think back just 5-10 years, Orange County was recognized as a "bedroom community". I had to commute 3 hours a day to LA in traffic for 3 years before I relocated my job to Orange County. I commuted that distance voluntarily because my first priority was for my family's quality of life. I can still remember the billboard signs (green areas, golf courses, palm trees, lakes, families) promoting Mission Viejo as the California Family Dream.

There are other very good alternatives to an International Airport that provide robust growth, but intelligently planned will preserve the quality of life. Disney makes at least \$1-2 Billion annually per entertainment park. I am not proposing another one be built, I only suggest that a combined entertainment /education/recreation use of the land is estimated to produce \$ 4 Billion to the county annually-what is wrong with that? The economic study I saw (First Interstate Bank) is that the county's total GDP is about that amount. Four billion dollars is more money than the county receives now, and I think the quality of life for all residents could be maintained to continue to make Orange County one of the most desirable places to live in the US.

1 2) PRISONS BELONG IN THE DESERT-OUT OF THE REACH OF FAMILIES AND CHILDREN-IT IS JUST THAT SIMPLE !!! NO MATTER WHAT THE COST !!!

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(cont'd)

Even if there are extra costs of transportation, and logistical issues involved in locating a maximum security prison out of the immediate area, I believe most residents would be happy to pay for the extra costs versus seeing property values decline more so because of the stigma of having a jail located next to their home. I grew up in Nassau County, Long Island and they did exactly what is being proposed to Musik Jail. The properties have fallen 20-25% from there peak because of economic problems, but have not rebounded as well as other cities outside the area due to the deterioration of the neighborhood due to the perception of the prison. I do not care what anyone says- PERCEPTION IS 90% OF WHAT IS REALITY. People do not like to live near hard-core criminals even if they are chained down 100% of the time.

I urge you to oppose these initiatives heartily, because I have experienced them and I know most residents will regret them no matter how much growth they receive in exchange. I can tell you this I am days away from putting my house up for sale. If these measures move much further along my house will be up for sale in the next 60 days.

Sincerely and Concerned,



C. Brian Connors

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000412

3

Mr. Paul Fanning,

1
I am writing in regards to the Prison which you are supporting being built in my backyard. Lake Forest has always been a safe place where I felt comfortable to raise my family. However having a Prison with murderers, rapists & other convicts behind my home does not make me feel safe. I feel this prison would be much to close to our homes all it takes is one to escape, or be let out ~~as~~ by mistake (which has occurred 3 times this year I believe). First, they want to put a airport

1
(cont'd)

in my frontyard & now a
Prison in the back. It is just
too much. Somehow the homeowners
in my community have been
largely overlooked! With these two
"assets" our homes will be
worthless & no one will want
to live here.

Thank you for your
consideration.

RECEIVED
SEP 16 1996
EMA

Ann Heer
Homeowner, Serrano Park

344000

000414

5



CITY OF ORANGE

CITY MANAGER

PHONE: (714) 744-2222 • FAX (714) 744-5147

September 18, 1996

Ms. Jan M. Mittermeier
Chief Executive Officer
County of Orange
10 Civic Center Plaza
Santa Ana, CA 92701-4062

RECEIVED
SEP 20 1996
Environmental & Project Planning

RE: Musick Jail Expansion EIR

Dear Ms. Mittermeier:

1 First, I want to commend the County of Orange for seriously investigating opportunities throughout the County to expand the much-needed bed capacity for jails. As the City of Orange stated all throughout the negotiations on Theo Lacy, it is unfair to place the burden of housing all County inmates in one or two communities in a contemporary urban county of our size and population. Additionally, I would encourage the County to continue to consider the reuse of military bases, especially larger facilities such as El Toro MCAS, to develop jail sites as an integral part of multi-use commercial and industrial projects.

2 The City of Orange has reviewed the Musick Jail Expansion EIR from the perspective of the project's relationship to the County-wide jail system and particularly Theo Lacy Jail or other facilities or properties within the City.

The Alternatives section of the EIR makes reference twice to the potential involvement of Theo Lacy Jail in the Musick expansion decision. First, the Alternatives Introduction identifies Theo Lacy as one of three (out of 40) long-term jail sites focused on in an early '80s study. Limited expansion of Theo lacy is listed as one of the three alternatives, but only the other two alternatives received further discussion in the EIR.

The second reference to Theo Lacy Jail is in Alternative No. 10 of the EIR which presents the concept of limiting the number of maximum security beds at Musick by increasing them elsewhere in the system, with Theo Lacy being the only location where there is a current limit on the number of maximum security inmates. According to the EIR, this Alternative is "rejected" by the County because of the one year old stipulated agreement with the City of Orange on Theo Lacy, negotiated through a Los Angeles Superior Court action. That agreement was worked out between the Board of Supervisors and the Orange City Council over many months and represents a

Y 1-1600

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successful settlement, where both the City and County felt that they walked away winners. It is our hope that the commitments made in this settlement will continue to be upheld by the County and that the City of Orange, by agreeing to the expansion of Theo Lacy, will be recognized as providing its share of County jail facilities within its boundaries.

I appreciate the opportunity to comment on the proposed expansion to the Musick Jail Facility, and hope that I have been able to accurately state City of Orange policy regarding further County jail development within our City.

If you or your staff have questions, please contact me at the above telephone number.

Sincerely,



David L. Rudat
City Manager

MMusickEIR

cc: Orange City Council members
Paul Lanning, Project Manager
Environmental & Project Planning
300 N. Flower St., Room #321
P.O. Box 4048, Santa Ana, CA 92702

0004000

000416



BOARD OF DIRECTORS

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Gregory T. Winterbottom
Alternate

September 26, 1996

Mr. Paul Lanning
Environmental & Project Planning
300 N. Flower Street, Room 321
Santa Ana, CA 92702

Dear Mr. Lanning:

We have reviewed EIR No. 564, The Musick Jail Expansion EIR, and the following are our comments regarding this report:

1. The modeling assumptions do not incorporate a Reuse Plan for the El Toro MCAS. We suggest that a cumulative analysis of El Toro MCAS re-use project and the jail expansion to be performed.
2. The report need to address how the selected improvements in table 21 will be funded.
3. A discussion of trip generation rates used in the modeling process should be included in the report. Specifically, existing and future trip generation rates assumed for all land use categories (i.e. : inmates, employment, etc.) should be specified.
4. The report indicates that the turning movements are pulled together from a number of sources and have been adjusted to correlate with ETSAM ADT projections. Further discussion may be needed in the report to explain the above procedure in detail.
5. The potential freeway impacts need to be identified in this report.

Please contact Shohreh Shoaee of my staff at (714) 560-5673 if you have any questions regarding the above comments.

Sincerely

Ron Taira,
Manager of Transportation Analysis

REC
SEP 30 1996
EMA

304000

000417

8

Lanning
300 N. Flower St.
3rd. Fl. PO Box 4048
Santa Ana, Ca. 92702-4048

RECEIVED
SEP 30 1996
Environmental & Project Planning

This letter is to express my concern about the proposed Musick Jail planned expansion.

The EIR report submitted is seriously flawed and comments regarding " no effects on the community " is an insult to anyone with the slightest of common sense.

1 Enclosed please find articles from only a few days papers that portray the mentality and behavior of released criminals. Are these the people that you would want residing in your community and released a short distance from your home and families ? Is anyone to really believe it would not affect the way of life in the entire community ?

This weeks riots in Folsom Prison (one of the nations most secure facility) was met with gunshots. Guards fired warning shots into the air before they fired at the prisoners. Where did these bullets come down ? In the future perhaps in the heads of ourselves , our children and our families. But no, it won't have any effect on the surrounding community as the report states.

2 How about the prisoner that escaped from the bus going to Musick last week ? Perhaps he needed a car. The parolee in Colorado needed a car and killed three fine young men to get it. But no, it will have no effect on our community as your report states.

3 In addition this facility will encourage all homeowners to arm themselves and live in a constant state of anxiety. We could no longer let our children play in the parks and streets and enjoy the life we came here for. Every stranger would be suspect. Who will be responsible for the neighbor boy that climbs over the fence at night and is shot out of fear. Who will take the responsibility? Those making the EIR report ? I hardly think so.

4 One only needs to read the daily paper to see the effects of prisons, parolees, escapees and exconvicts. They do not belong in a family oriented neighbor. If this prison is allowed to be built, we ourselves will be prisoners in our own homes, unable to freely walk our streets, sleep in peace or sell our homes. We will be incarcerated in much the same way the incarcerated were allowed into our fine community.

5 For whomever did the traffic study you must have forgot to try and pull out of our tract between 7-10 am and 4-6 pm. If you did you would have made note of this sometimes impossible task and extremely dangerous feat. If traffic gets any worse we won't have to worry about ever selling our home , nobody could get to it anyway. Well, not to worry, the EIR report says the added traffic won't effect our community.

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The common sense approach would be to build the prison in close proximity to the courthouse, public transportation, legal practices and families of crime oriented individuals. Not only is the price of land more reasonable, but the prison could be built highrise style making construction less expensive. Construction would provide considerable jobs in this low income area and serve as training for those with no skills (perhaps parolees) offering them an occupation and a new lease on life. Time credits could be earned for those non-violent prisoners that volunteer to provide labor. It also would be convenient for attorneys and save considerable travel time and county expense for public defenders. It would be convenient for families and friends of prisoners as public transportation is readily available to this area.

8

There are numerous area of Santa Ana that are desperately in need of renovation. This project could provide that renovation, much need jobs and job training. Funding for such a project could come from the sale of the property of the existing Musick Honor Farm and government subsidies for job training programs.



Richard Gash
24246 Sparrow St.
Lake Forest, Ca. 92630

9

PS. Perhaps we should enact a law that states " The effected community has the exclusive right to appoint the consulting firm that prepares the Environmental Impact Report. "

Girl's murder provokes debate on sex offenders

CRIME: The slaying has anguished the nation. Some are calling for chemical castration for child molesters.

By **TERRENCE PETTY**
The Associated Press

BONN, Germany — Germany is weeping for Natalie Astner.

Kidnapped on her way to school Friday, sexually abused and left to die, the 7-year-old Bavarian girl has become the focus of a national soul-searching over public safety and the early release of sex criminals from jail.

Natalie was seized in her home village of Epfach, sexually molested, battered against a tree, and then dumped naked and unconscious into a river — allegedly by a convicted child molester released early from prison for good behavior.

Germans have sent flowers to Natalie's parents, and placed teddy bears, red roses and candles near the Lech River, where her assailant left her to drown.

As her white coffin was lowered into the ground Wednesday in Epfach, anguished Germans were asking themselves how to prevent the legal system from failing again.

They were aghast at the recently disclosed sex murders of young girls in Belgium. But they tend to view their country as a place where children do not have to worry about walking alone. Natalie's murder has badly shaken this sense of safety.

"I can understand the rage and the indignation that has been unleashed by the crime against little Natalie," federal Justice Minister Edzard Schmidt-Jortzig said Wednesday. "Everything must be done to prevent such crimes."

From five to 10 children are killed in Germany each year by people who have sexually abused them, says Christian Pfeiffer, head of Lower Saxony state's Research Institute for Criminology.

Chancellor Helmut Kohl's Cabinet on Wednesday discussed the murder and the country's existing laws on sex offenders. "This is an extremely important matter that affects the whole populace," Kohl said through a spokesperson.

The murder has been front-page news all week. Politicians and law enforcement officials have gone on TV and radio shows arguing over whether laws on the early release of sex offenders are too liberal.

A 27-year-old electrician has confessed to Natalie's murder. The man, identified only as Arnim S., was convicted of molesting children in 1993 and released early from prison last year because officials deemed he was no longer a menace to society.



The Associated Press

PARENTS' PAIN: Johann and Christine Astner cry in each other's arms Wednesday during the funeral of their slain daughter, Natalie, in Bavaria.

Residents of Natalie's village, where black ribbons were draped over street signs, are in such pain that journalists were not permitted inside St. Bartholomew Church for her funeral.

The service, attended by virtually all of the 500 villagers, was broadcast over loudspeakers to 200 people who could not find space inside in the church.

Since Monday, parents in Epfach have been escorting their children to school.

According to Reinhard Nemetz, lead prosecutor in the case, Arnim S. told investigators he got into a borrowed car Friday intending to kidnap a child for ransom.

He spotted Natalie, stopped the car, shoved her into the trunk as she cried for help, and drove to a bridge, Nemetz said. He then bound Natalie's arms and legs, the prosecutor said.

The accused said he drove Natalie to a field and sexually abused her, Nemetz said. The suspect denies raping her.

Natalie begged for her life, offering money to Arnim S. and promising not to tell her parents what had happened, Nemetz said. The accused repeatedly rammed her head against a tree, threw her unconscious body into the car, and drove to a brook, into which he tossed her body, the prosecutor said.

Claudia Nolte, federal minister for matters concerning families, the elderly, women and children, is demanding chemical castration for repeat sex offenders — but only on a voluntary basis.

"Our goal must be assuring that children are protected from sexual abuse," she said.

The Christian Social Union, the party that governs Bavaria, has demanded that the maximum sentence for sexual abuse of children be raised to 15 years from 10 years and that probation be mandatory for all sex offenders released early.

Jail escapee unearthed at his girlfriend's home

ARREST: The man, who had fled during a jail-bus ride Monday night, is found several hours later, hiding in the closet.

By **CHRISTINE L. PETERSON**
The Orange County Register

SANTA ANA — An Orange County Jail inmate who escaped Monday after kicking out the back window of a jail bus was re-arrested early Tuesday at his girlfriend's home.

Arturo Martin Quezada, 22, of Santa Ana was found hiding in a closet of a home in the 900 block of North West Street at about 3 a.m., Orange County sheriff's Lt. Ron Wilkerson said.

"It was just good sleuthing and police work," Wilkerson said of the strategy used to find Quezada.

Fugitive-warrant investigators interview acquaintances of escapees to learn where they may have gone. That process led deputies to the home of Claudia Hesequio, 21.

Hesequio was arrested on suspicion of aiding and abetting an escapee: Quezada, who had been jailed on a spousal-abuse conviction, was booked on an escape charge, which could send him to state prison.

Quezada was working in a kitchen at the Central Jail and was being taken back to the minimum-security James A. Musick Facility in Irvine when he escaped at about 8 p.m. Monday. He kicked out a window and fled west on Santa Ana Boulevard toward Poinsettia Street.

He was in a low-security bus that didn't have bars over the windows — customary transportation for inmates assigned to work crews, Wilkerson said.

Before his escape, Quezada had served one month of a nine-month sentence for the spousal abuse of a woman, Wilkerson said.

According to court records, Quezada was convicted twice for spousal abuse, in August 1995 and in August 1996.

After the first incident, Aug. 4, 1995, Quezada was sentenced to three years' probation, 60 days in jail and ordered to complete a domestic-violence program, the records show.

He submitted proof to the court in December 1995 that he had signed up for the domestic-violence program.

But he pleaded guilty in September 1996 to the second charge and was sentenced to 90 days in jail for the 1996 conviction and a six-month sentence for violating his probation in the 1995 case.

Register staff writer John McDonald contributed to this report.

► **COURTS:** RULING PROMISES TO
DELAY TRIAL OF SERIAL-KILLER
SUSPECT. **PAGE 5**

► **CULTURE:** ART MUSEUM TO
SELL WORKS OF RENOWNED
PHOTOGRAPHER. **PAGE 7**

Me

THE ORANGE COUNTY REGISTER

Parents visit home where son was slain

CRIME: Richard and Anita Bates claim their son's remains and question a violent man's parole.

By **KIM CHRISTENSEN**
The Orange County Register

BAYFIELD, Colo. — Richard and Anita Bates stepped over a spray of red roses and closed the front door behind them Friday as they entered the house where their son Steven and two friends were slain three days earlier.

They avoided the bedroom where Steven and the others died of gunshot wounds in the head.

A short while later they emerged, clutching his basketball and diary, keepsakes of a promising life that ended much too soon at the age of 20.

"We came out here to bring our son home," said Richard Bates, who hours earlier had arranged to have Steven's body sent back to Orange County for funeral services Monday.

"We're saddened to come here for this reason, especially something as horrible as this was — the loss of our son and two other kids," he said. "It's a hard thing to adjust to, having a son murdered. It just kind of makes you numb."

Steven Bates and two Orange County friends, Joshua Turville

and John Lara III, both 20, were shot to death early Tuesday by Joseph Gallegos, a Colorado parolee to whom they had given a helping hand and a place to live.

Gallegos, 18, was killed hours later by a Greeley police SWAT team, while holding his ex-girlfriend and three other University of Northern Colorado students hostage in a dormitory room.

Richard Bates, a Rancho Santiago Community College biology professor, said he and his wife are troubled that someone with Gallegos' criminal history was allowed to move in with his son and the others without any supervision by authorities.

Please see **PARENTS** Page 2

000422

One inmate killed, 13 hurt in racial clash at 'New Folsom'

PRISON: 12.15. The Associated Press

Black and Hispanic gangs fight in an exercise yard for at least 30 minutes.

REUTERSA — One inmate was killed and 13 others were injured in a battle between black and Hispanic prison gangs in an exercise yard at California State Prison-Sacramento.

Four guards were slightly injured trying to stop the violence, which began about 9 a.m. Friday at the prison, more commonly known as "New Folsom," spokeswoman Linda Howell said.

At least 200 inmates were in an exercise yard of the prison's housing unit B when a fight broke out between about 100 black and Hispanic inmates, Howell said. Some of the inmates apparently were armed with handmade knives, said prison officials.

At least 15 shots were fired by guards as they tried to stop the fighting, which lasted at least 30 minutes, said Howell. The dead prisoner was identified as Victor Hugo Flores, 22, who was sentenced to 18 years by a Los Angeles County court in 1994 for voluntary manslaughter and attempted second-degree murder.

Flores suffered at least one gunshot wound, but the wound was in the buttocks and the cause of death was not immediately clear, said Corrections Department spokeswoman Kati Cornejo.

When the fight broke out, guards ordered the inmates to lie flat on the ground. Officers entering the yard then fired rubber projectiles at inmates who continued to battle. Guards then fired warning shots.

Prison files call for guards to fire on inmates only after all other efforts to stop a riot have failed.

October 1, 1996

Environmental Management Agency
 Environmental and Project Planning Division
 ATTN: Paul Lanning
 County of Orange
 P. O. Box 4048
 Santa Ana, CA 92702

RECEIVED
 OCT 31 1996
 Environmental & Project Planning

Re: Public Comments on Musick Jail EIR

Dear Mr. Lanning:

1 I have several concerns with the proposed expansion of the subject jail. First, a maximum security jail in the middle of the Irvine Spectrum is a bad idea. This area is a magnet for young, growing middle class families. This area is ringed with existing and new residential development. It is ringed with new and expanding light industry and other businesses. You do not plunk down a maximum security jail, housing seven times the number now housed, in the middle of this kind of an area. This type of facility will attract the wrong element to the area, i.e. the convicts' friends and family, who no doubt share their values. These convicts will be released into the area. It will be importing a serious criminal element into an area which is now considered to be relatively "safe." Why aren't more remote areas of Orange County being considered? Or areas which are already crime-ridden, such as downtown Santa Ana?

2 Second, I am concerned that the impact on traffic has not been adequately projected. A seven-fold increase in the number of inmates, along with employees of the expanded facility, will have a major impact on Alton Parkway, Trabuco/Irvine Blvd., and Bake Parkway. The traffic on Bake Parkway has already increased five to seven-fold since the opening of the Bake Parkway freeway ramps. The corner at Bake/Trabuco will be a severe bottleneck, as Bake Parkway and Lake Forest Avenue are the only routes of ingress/egress from the Foothill Ranch area (excluding the Foothill Tollway, which is not practical because it ends in Irvine).

3 In short, I am personally affected, because Bake Parkway used to be a pleasant suburban street, and is now used as a raceway and shortcut for persons trying to avoid the 405 freeway to get to places like Portola Hills, Rancho Santa Margarita, Dove Canyon and Coto de Caza. Now, with a huge jail facility located at the gateway to Foothill Ranch (Bake/Trabuco intersection), it will be obnoxious. I am not sure if a commercial facility wanted to build such a plant, they would be allowed by the County to so adversely impact the surrounding area.

Very truly yours,



CAROL M. MATHEIS

5 Pandale

Foothill Ranch, CA 92610

(714) 455-9410

000424

Post-It® brand fax transmittal memo 7871 # of pages > 2

To Paul Lanning	From Carol Matheis
Co.	Co.
Dept.	Phone #



CHRIS MANSON
CHIEF OF STAFF

Assembly California Legislature

MICKEY CONROY
ASSEMBLYMAN, SEVENTY-FIRST DISTRICT
ORANGE COUNTY

COMMITTEES
CHAIRMAN:
UTILITIES AND COMMERCE
MEMBER:
HIGHER EDUCATION
INSURANCE
HOUSING AND COMMUNITY
DEVELOPMENT
SELECT COMMITTEES
VICE CHAIRMAN:
TASK FORCE ON DEFENSE
CONVERSION

RECEIVED
OCT 1 1996
EMA

September 25, 1996

Mr. Paul Lanning
Environmental Management Agency
Environmental and Project Planning Division
P.O. Box 4048
Santa Ana, CA 92702

Dear Mr. Lanning:

Please insert my proposal to locate a multi-county jail facility at the former George Air Force Base into the official record of this meeting as it is presented by my Field Representative Chau Tran. My concern is that the D.E.I.R. is deficient, in that it has not fully explored all the alternatives to the proposed project as required under the California Environmental Quality Act. The specifics of such discrepancies will be detailed in the proposal.

My proposal to locate a prison complex on a closed military facility far from population centers represents a sensible alternative to the one currently being proposed. It deserves to be given full and careful consideration as an alternative in the CEQA document now being prepared.

Thank you for taking this proposal under consideration. Should you have any questions, please do not hesitate to contact me.

Sincerely,

MICKEY CONROY
Assemblyman, 71st District

924600

OFFICES

STATE CAPITOL
SACRAMENTO, CA 95814
(916) 445-2778
FAX (916) 324-8872

1940 N. TUSTIN ST., #102
ORANGE, CA 92665
(714) 998-0980
FAX (714) 998-7102
1-800-651-6095

000425



CHRIS MANSON
CHIEF OF STAFF

Assembly California Legislature

MICKEY CONROY
ASSEMBLYMAN, SEVENTY-FIRST DISTRICT
ORANGE COUNTY

COMMITTEES
CHAIRMAN:
UTILITIES AND COMMERCE
MEMBER:
HIGHER EDUCATION
INSURANCE
HOUSING AND COMMUNITY
DEVELOPMENT
SELECT COMMITTEES
VICE CHAIRMAN:
TASK FORCE ON DEFENSE
CONVERSION

Comments of Assemblyman Mickey Conroy on the inadequacy of the Draft Environmental Impact Report for the expansion of the Musick Jail Facility Irvine, CA September 25, 1996

The Draft E.I.R. is deficient in that it has not fully explored all of the alternatives to the proposed project as required under the California Environmental Quality Act.

1 My proposal is to locate a multi-county jail facility outside of Orange County at the closed George Air Force Base near Adelanto in San Bernardino County. There are a number of reasons why this would make sense. First and foremost, the people in the area would welcome a jail/prison facility and the jobs which such a facility would create locally. It is clear that you will find that locating a jail here in the densely populated South Orange County is opposed by the majority of local residents. Since that is the case, it makes good sense to try to find a way to locate such a facility where it would be welcomed, rather than in Orange County, where it will be fought every step of the way.

Concerns have been raised that there would be prohibitive costs of transporting prisoners back and forth from a remote site to Santa Ana to appear in trials. These may be valid concerns, but there may be viable solutions to these concerns, and they deserve to be studied.

For instance, as we enter the electronic age, what is wrong with building a generic courtroom at George, where prisoners could be arraigned, or where they could make court appearances via electronic closed circuit hookups.

2 I should also like to point out an inconsistency in the D.E.I.R. On page 41, a statement is made that "the medium and maximum security inmates never leave the buildings unless they are released, **AND NEVER GO TO COURT** or to the hospital." In spite of this quote, on pages 213 and 214 where a brief discussion is made of the possibility of a remote location alternative, the document uses the cost of transportation to court as the compelling reason against a remote location. The other compelling reason stated, is that in the 1989 study of a Riverside County location, the local population was against siting a jail in their community. As I stated earlier, at George Air Force Base, the community of Adelanto, which is closest to the base, and the one most impacted

OFFICES

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(714) 998-0380
FAX (714) 998-7102

000426

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(cont'd)

by the loss of military employment, is supportive of locating a prison at the base.

3

My point is that there are solutions if people care enough to look for them. The purpose of an Environmental Impact Report is to examine the probable impacts of a proposed project and to mitigate the impacts or suggest alternatives with fewer negative impacts. Clearly the alternative of placing a jail facility in an area away from the dense population will mitigate the negative effect of locating the jail in the El Toro, Lake Forest or Mission Viejo communities.

The concept which I proposed to the Governor last May is fairly straightforward:

The prison complex would include three separate and independent facilities within one perimeter:

- * A multi-county detention center to ease overcrowding in the county jails in several Southern California counties. Only criminals who have been sentenced to 30 days or more would be sent to this facility.
- * A state prison for state prisoners and for county prisoners who have been sentenced to at least one year.
- * A federal prison for those convicted of federal crimes, including those who have entered this country illegally.

4

All levels of government--County, State, and Federal--could save the taxpayers substantial amounts of money in construction costs by building three facilities at a single site. In addition, there would undoubtedly be savings in the costs of operating three adjacent prisons.

This proposal clearly represents a sensible alternative to the one now being proposed. It deserves to be given full and careful consideration as an alternative in the CEQA document now being prepared.

It solves a number of problems. It will ease jail over crowding in Orange County and other Southern California Counties, as more people are convicted under "three strikes". It will replace the jobs lost in the area around George Air Force Base and it will help eliminate any need for building a new jail in Orange County.

I am aware that this proposal would represent a significant departure from the way business is normally done in government. The fact alone, should not rule out a meaningful examination of the idea. Government needs to get away from the "business as usual" notion of doing things and be willing to look at innovative new solutions to old problems. I am aware that a thorough examination of the proposal may determine that it is indeed unfeasible for cost or other reasons. I simply think that it would be in the best interest of all concerned to be certain that every potential alternative to the Musick expansion has been thoroughly evaluated before coming to the conclusion that a new jail facility must be built in this neighborhood.

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The D.E.I.R. presently deals with the alternative of a remote site. This report is deficient because it relies primarily on information developed in 1989, and does not take into consideration the technological advances that have occurred since that time. These recent developments allow for such things as videoconferencing which allows for a defendant to be present at trial from a remote site via electronic communication. The law has been changed since 1989 to allow this, we should consider all of these things before simply dusting off a 7 or 8 year old study and relying on it as being valid today.

Thank you for taking this proposal under consideration.

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David Bowman
24511 Via Tonada
Lake Forest, CA 92630

September 30, 1996

Paul Lanning
County Planner and Project Manager
300 N. Flower Street, Third Floor
P.O. Box 4048
Santa Ana, CA 92702

**Subject: Strong Opposition To The James A. Musick Jail Expansion
Proposal**

Dear Mr. Lanning:

As a Lake Forest resident, I am strongly opposed to the James A. Musick Jail Expansion due to safety considerations impacting the community and the adverse impact on residential property values.

Knowing that Orange County will benefit from the implementation of this project, I expect to be financially compensated should this proposal be implemented thereby adversely impacting the value and/or marketability of my residence located at 14511 Via Tonada, Lake Forest. What are Orange County's plans for compensating homeowners located in the vicinity of these proposals?

Please pursue alternatives to the James A. Musick Jail Expansion that would have less of an adverse impact on the residents of Lake Forest/Irvine. I can be contacted at (714) 754-2073.

Regards,



David Bowman,
A Very Concerned Lake Forest Resident

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DEPARTMENT OF TRANSPORTATION

DISTRICT 12

2501 PULLMAN STREET

SANTA ANA, CA 92705



September 27, 1996

Paul Lanning
Environmental Management Agency
300 N. Flower Street
Santa Ana, Ca. 92702-4048

File: IGR/CEQA
SCH # 96061024

Subject: James A. Musick Jail Expansion

Dear Mr. Lanning:

1 Thank you for the opportunity to review and comment on the Draft Environmental Impact Report for the above mentioned project. The proposed project consists of expansion and operation of the Musick jail to a maximum of 7,584 inmates. Caltrans District 12 is a reviewing agency and has no comment at this time.

Please continue to keep us informed of future developments which could potentially impact our State Transportation Facilities. If you have any questions, or need to contact us, please call Aileen Kennedy on (714) 724-2239.

Sincerely,

Robert F. Joseph, Chief
Advance Planning Branch

cc: Tom Loftus, OPR
Ron Helgeson, HDQTRS Planning
Tom Persons, HDQTRS Traffic Operations
T. H. Wang, Traffic Operations

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The GROVES Homeowners, Inc.

5200 Irvine Blvd., Irvine CA 92720 (714) 832-3600 • FAX (714) 832-3536

September 30, 1996

To Whom This May Concern:

It is impossible for me to believe that the county in which I have resided, worked and raised my children for over 22 years would even consider placing a maximum security facility directly across the street from a beautiful, family oriented neighborhood, Serrano Park.

1 This is a complete travesty - the prisoners get a beautiful neighborhood in which to live, meanwhile, our beautiful neighborhood loses its property values, no longer attracts families with children and will therefore lose many residents that no longer will feel safe in their own home. Do you realize we can hear the loudspeakers from Musak - that is how close we are.... The prisoners win - we lose - and what did we ever do to deserve this - pay our taxes - participate in the community activities, etc. The additional traffic caused by the family members and friends of prisons will just add to the breakdown of the quality of life in this area.

But then - why should I believe the county cares about the beautiful neighborhoods of Lake Forest, Irvine and surrounding cities since they want to completely ruin it with the addition of an unwanted - unneeded and completely unjustified airport!!!!

My husband and I planned on retiring soon - is this the community that we want to live to retire in? Happy peaceful retirement to us!

I hope you consider the homeowners and residents that reside here this above the prisoners!!!

Sincerely,

Charlene Middleton

Charlene Middleton

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October 1, 1996
24662 Sunset Lane
Lake Forest, Ca. 92630

Paul Lanning Project Mgr.
300 N. Flower St.
#321
P. O. Box 4048
Santa Ana, Ca. 92702

Re: Prison and Airport

Dear Paul:

We strongly oppose both!

We feel it is unpatriotic to have the meeting on November 5. Part of the duty of a good citizen is to give your time to administration of the voting. It is unbelievable for you to take this fact and deprive those citizens of their right to attend and protest at the meeting by scheduling it for November 5. The basis of our country is to listen to the people and their views. Not to schedule and change meetings, so this is not possible.

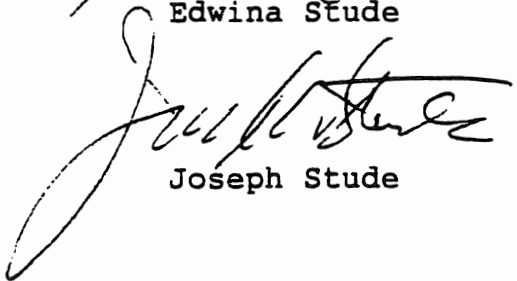
WE were pleased at the meeting to see instead of apathy that has reigned for a long time in Lake Forest, citizens involved and ranging in all ages.

Let's at a local level show what America is all about and not make a sham of our nation's ideals.

Sincerely


Edwina Stude

cc: John R. Lewis
B.Boxer
Feinstein
C. Cox


Joseph Stude

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Eugene Dale Tyler
P.O. Box 19397
Irvine, CA 92623-9397

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October 1, 1996

County of Orange
~~San Lanning~~
300 N. Flower Street, 3rd Floor
P.O. Box 4048
Santa Ana, CA 92702-4048

Dear Sir:

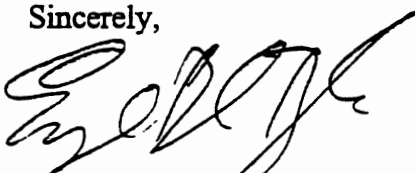
This is to advise you that I believe that the expansion of the Musick jail is a grave error and fraud perpetrated on the communities of southern Orange County, especially Lake Forest, Mission Viejo, and Irvine.

1 I have examined the so-called EIR and have found it lacking in substance and in form. There appears to be no real examination of alternatives to building anything but a overwhelming group of structures completely out of character for the area. Also, I saw no examination of steps that would be taken to prohibit visitors to the jail from causing parking problems, loitering, and committing crimes in the immediate area. At the very least, access to the jail should be from the east only, and persons enroute to or from the jail should be arrested for using routes other than the one prescribed. It should be considered a violation of parole/probation to be within 2 miles of the jail, except for work or school.

2 Also, statements made about the community around the Lacy jail by Mr. Gates are incorrect. I have talked to persons who live in that area. They report frequent problems with petty crimes and some are afraid to call the police for fear of reprisals. Mr. Gates is biased because he stands to gain financially from the construction of the Musick jail. He would have a greater budget and would supervise more personnel, thus demanding a bigger salary.

3 I encourage the supervisors of Orange County to send the Musick jail back to the drawing board. We should be looking at less expensive alternatives, like using out of county private jails that will house our prisoners at a fraction of the cost in remote areas of California.

Sincerely,



Eugene Dale Tyler

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24

Thomas A. Grisafe
25032 Paseo Cipres
Lake Forest, CA 92630

October 2, 1996

re: Musick Maximum Security Jail EIR

Paul Lanning, Project Manager
Environmental & Project Planning
300 N. Flower St. Rm. #321
Santa Ana, CA 92702

Dear Mr. Lanning,

I wish to raise several issues that I believe are flaws and/or outright fraudulent claims made in the Musick Jail EIR. The general tone of the report is that of a sales pitch rather than what it should be, an objective evaluation of the impact of the proposed project on the community. Even portraying the project as an "expansion" rather than describing what it really is, "the replacement of a minimum security honor farm with a maximum security Jail" belies the intent of the writers to deceive the reader. This is not merely an expansion of the existing facility. Below are additional comments I wish considered.

1. The EIR does not accurately portray the project for what it is, a 5-story maximum security inmate facility located in an area zoned for private homes and 2-story commercial buildings. It does not indicate that project will introduce a new and dangerous class of inmates and their associates into our community, our neighborhoods and our places of business. Nor does it accurately address the socioeconomic impact on the surrounding communities. Clearly the intent of the EIR is to promote the project and to neutralize any opposition to it. Even the photographs showing the site are taken in such a manner to include only the rural property surrounding the facility and not show the adjacent residential areas. That in itself is deceitful.
2. The EIR does not address the unimproved land on the Musick site except to indicate that it will be farmland. Clearly this property will be available for further expansion and additional facilities. No information is given guaranteeing future use of the property or its further impact on the communities.
3. The EIR does not address how the severely disturbed juveniles will commute to and from the facility. Will we have these people roaming our neighborhoods? How will the County ensure that they do not have any negative impact on our local communities or businesses?
4. The EIR does not address the cumulative effect of the airport, the homeless shelters, the disabled facilities and other projects that are proposed for this area. This report should include the combined effect on the local property values, traffic, community maintenance, community security, and other issues that may affect the local communities and County in general.

THL:JF

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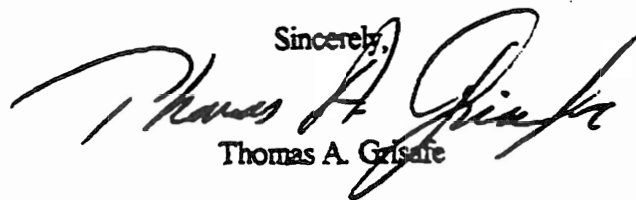
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5. The EIR does not address the County's previous commitment to not expand the Musick site to anything more than the existing minimum security facility. Are we to accept that the County does not intend to honor its contracts with its citizens? If so, why then should we believe anything promised in the current proposal?
6. The EIR traffic impact analysis is inconsistent with the airport EIR.
7. The EIR does not address alternatives to this site and why alternate sites were rejected by the County. My understanding is that the County is pursuing this site because of opposition from residents near other sites. Are we operating on the basis of might makes right?
8. The EIR does not address how the County will compensate residents if we are damaged in the form of decreased property values, victims of crimes, increased insurance premiums, increased community maintenance costs to maintain clean streets, remove graffiti, and repair damage. Is it the intent of the County to unload these and other financial burdens on local communities without just compensation?
9. The EIR does not address the impact or control of visitors to our communities. Clearly there will be little distinction between the people in the prison and those coming into our communities to visit and meet with the inmates. Is it the intent of the County to leave us to our own resources to deal with these bitter and often dangerous persons in our homes, in our neighborhoods, in our schools and in our places of business?
10. The EIR does not address the future plans for the facility. Every time we hear an estimate of the number of inmates proposed for this facility it goes up. Estimates have increased from 7400 to 7680 inmates. What guarantee do we have that the county will limit the population to this number of inmates and that it will never increase in the future?
11. The EIR does not address the release of prisoners into our community. Through various meetings we have learned that it is the Sheriff's intent to release all classifications of criminals into our neighborhoods without regard to whether they are homeless, penniless or have transportation. Clearly these people must find a means to get where they are going and they will draw on the most available resources, our homes.
12. The EIR does not address how to contain 8000 prisoners in the event the security of the facility is breached by a major event such as an earthquake, a bomb or airliner crash. How will it be possible for a handful of guards to control that many hardened criminals or is it the County's intent to let them die in their cells?
13. The EIR claims that there will be no effect on property values of the local communities. The recent drop in local home prices and testimonies specifically stating that buyers decided not to purchase homes in this area when they learned that there are plans for a prison prove this assumption is wrong.

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14. The EIR claims that the presence of a prison in our neighborhood will present no risk to the safety of our wives and children despite the fact that rapists and child molesters will be released within 700 feet of our neighborhoods. Even cigarette machines must be placed at least 1000 feet from our kids' schools. Apparently the writers of the EIR believe that cigarettes present a greater risk to our kids than released criminals.
15. The County is rushing to vote on this important issue before the elections despite the fact that there is no money to initiate it for many years. There has been insufficient time to evaluate the validity of the EIR as demonstrated by the numerous errors and omissions cited in various forums. This issue should be shelved until all elements of it are studied.
16. The Planning Commission has not addressed the fact that several of the Orange County Board of Supervisors have made contributions to projects that are compatible with a prison at this site. A case can be made that the decision to locate the new prison at the Musick site has already been made and the EIR is merely a formality designed to meet the letter of the law. Clearly it was not intended to evaluate true environmental impacts on those affected by this project.
17. Implementation of the proposed Musick facility will limit other project options for the Marine Base should the existing proposals be found unworkable. The EIR should address how approval of this project will affect other uses for the remaining El Toro base property.
18. The EIR does not address how the Musick proposal will affect the pollution cleanup programs in process for the Marine Base. What will be the impact of a vote on this proposal before the marines complete their clean-up project?
19. The EIR includes no information concerning Brad Gates' efforts to obtain land adjacent to the site or what that land will be used for. What restrictions will be placed on the use of that land and will it ever become available for even further expansion of the facility?
20. Finally, the whole evaluation process is a sham. There is not one individual in any of the decision-making agencies that represents the unanimous view of the communities most affected by these actions. Without proper representation any decision reached will not be binding on South County. To proceed with this proposal with only one side represented is deceitful and fraudulent and will waste taxpayers' time and resources.

Sincerely,



Thomas A. Grisafe

cc: Donald J. Saltarelli, Supervisor, County of Orange
Rodger R. Stanton - Chairman, Orange County Board of Supervisors

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September 28, 1996

Paul Lanning
Environmental and Project Planning Division
300 N. Flower Street, Room #321
P.O. Box 4048
Santa Ana, CA 92702

Dear Mr. Lanning:

1 I have read Draft Environmental Impact Report #564 and with all due respect to everyone involved in the preparation of the document it would have to be classified as fiction to be considered credible.

2 I am pleased to report that without difficulty that I have located an alternative 153.8 acre site for the new jail at the intersection of San Canyon and Irvine Boulevard (APN# 104-116-03). The site is federal land and part of Marine Corp Air Station El Toro. The County of Orange has jurisdiction over that land under the Local Reuse Authority. The nearest residential development is the Groves Mobil Home Adult Park, it is gated and is approximately 1.1 miles from the site. The nearest single family homes are 1.8 miles from the site. The San Canyon site is superior in almost every way to the Musick Site, yet it was not mentioned in the E.I.R. as an alternative site. I recommend trading the 100 acre Musick site for the 153.8 San Canyon site.

The E.I.R. concluded that the announcement by the county to expand the Musick Branch Jail had no negative impact on property values near the facility. I would be delighted if that conclusion was accurate because it would be good for my business, unfortunately it is false for the following reasons:

3 If the strong public opposition to jails near homes is considered, it is illogical to conclude that a large maximum security jail would have no impact on property values.

The conclusion is in opposition to the real estate appraisal principal of economic obsolescence: Economic obsolescence is caused by factors external to the property being appraised. Such depreciation usually affects many properties in the area and is beyond the control of an individual property

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owner. Examples of economic obsolescence are the proximity of an improvement to a freeway or railroad, infiltration of inharmonious land uses, changes in legislation or zoning and changes in the character of population in the neighborhood.

A maximum security Jail just seven hundred feet from existing residential real estate would unquestionably cause economic obsolescence but the amount cannot be determined at this time. A reasonable estimate would be a loss in value of between ten and twenty percent for the homes nearest the facility.

4

No sales were reported in Serrano Park the nearest residential housing to James A. Musick during the study period.

5

Realtors are reporting that the controversy over the airport and jail is causing buyers to avoid looking at homes near those facilities and sellers are finding it more difficult to sell their homes.

6

The report assumed that stories in the L.A. Times and O.C. Register was adequate public notice. That assumption is false because a large percentage of the people purchasing property in Orange County live outside of Orange County and do not read either publications.

The study compared a three month period between April 24, 1996 and July 24, 1996 following the announced expansion plan with the Pre-Announcement period from May 1, 1995 through April 23, 1996. That short time period is inadequate to derive a conclusion.

The study gave no consideration to the impact any eventual approval of the plan and construction of the jail would have.

7

Purchase contracts for real estate are negotiated thirty, sixty or ninety days in advance of the close of escrow. This fact invalidates the study period.

Homeowners that closed escrow between April 24, 1996 and July 24, 1996 were not contacted to confirm that proper disclosures were made about the jail expansion and if disclosure would have effected their purchase.

The study only considers square footage, no attention is given to location, condition, amenities, market conditions etc.. It would take a minimum of

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twelve to eighteen months to determine the impact on property values with the method used in the study.

No one with professional knowledge would use this method if they were looking for accurate results. Regrettably, the study gives rise to a strong suspicion of incompetence, negligence or fraud.

To the best of my knowledge not one of the residential real estate brokers that work the area were interviewed about market demand or buyer's attitudes following the jail expansion announcements.

When disclosure is made to prospective buyers about the potential jail expansion the majority elect not to look at property in that area.

Members of an advertising group that meets once per week to select the best properties to advertise voted not to advertise Lake Forest property due to low ad response resulting from the jail and airport issues.

8

Steve Loya phone number 588-8185, called on an ad that I was running in the Register on Saturday 9/21/96 and wanted to see the property but when he discovered that it was in Lake Forest he changed his mind. I asked him why and he said that he and his wife were renting a home in Lake Forest but would not buy a home there because of the potential for a jail and airport. Mr. Loya gave me permission to use his name and phone number in this report. Mr. Loya response is not unusual, most of the people that call on ads respond in the same way to Lake Forest ads.

I have personally lost sales due to disclosure of the jail expansion and the El Toro Airport issue. Mr. & Mrs. Ehsan Latif made an offer on 8/19/96 on 21211 Calle Olivia, Lake Forest, through Marilyn Mednick of Century 21. After making the disclosure about the plan to expand Musick they withdrew the offer. Mr. & Mrs. David Bucholz made an offer on 20962 Calle Celeste, Lake Forest, on 9/1/96 through Mary Coughlin Century 21. After making the disclosure about the jail expansion they did not respond to the counter offer. Mr. & Mrs. Joe Bel Bruno made an offer on 25026 Crystal Circle, Lake Forest on 8/31/96 through me and withdrew the offer and purchased in Mission Viejo because of their concern that the jail expansion would have on property values. Mr. & Mrs. Joe De Marco elected not to look at property in Lake Forest after the jail disclosure was made.

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Many real estate brokers are not showing property in Lake Forest near the jail due to the controversy over the expansion plan and the purposed El Toro Airport.

In a recent economic outlook presentation at the South Orange County Association of Realtors Gary Watts stated that Lake Forest suffered the greatest loss in property value in South Orange County and that it is the most difficult place to sell a home.

9

The South Orange County Association of Realtors passed a resolution opposing jail construction or expansion in close proximity to homes primarily due to the negative impact on property values. They also passed a resolution opposing the expansion of the James A. Musick Branch Jail.

10

The City of Lake Forest and The League of Cities passed resolutions opposing jail construction or expansion in close proximity to homes.....

11

The James A. Musick Branch Jail was selected for expansion not because it is the best place, it was selected because it is perceived to be the place of least resistance. It is well known that The Third District lacks representation at the present time and there are those that seek to take advantage of that weakness. The appointed / not elected supervisor representing the third district has not emulated the strong opposition of his predecessors to jail expansion at Musick.

12

When the history of the Musick facility was given in the E.I.R. it failed to mention why the last James A. Musick expansion plan failed.

13

This E.I.R. was not put out for bid and awarded to the same company that produced the successful E.I.R for the Theo Lacy Branch Jail expansion plan, this created a conflict of interest.

14

The E.I.R. attempts to discredit the people opposing the jail expansion by stating that they are emotional and have a wrong perception of jails. The City of Anaheim and The City of Tustin strongly opposed county jails in their jurisdictions; Are they emotional and misinformed also? This is a common sense not an emotional issue.

15

The E.I.R. grossly underestimates traffic on Bake Parkway.

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- 16 The E.I.R. reads like a biased report in favor of the expansion plan. It is short on fact and long on editorializing and misinformation.
- 17 Six months is grossly inadequate to study this complex issue.
- 18 The E.I.R. does not address the cumulative effect of an airport and jail on the community.
- 19 The failure of the E.I.R. to recognize the negative impact on property values in Lake Forest could create a potentially large legal liability for the county.
- 20 The E.I.R. did not consider the loss of income by Realtors that list and sell homes in Lake Forest.
- The E.I.R. failed to recognize that a large jail will make it difficult for the Lake Forest to attract new business and residents.
- The E.I.R. failed to address the loss in property tax revenue by a decline in property values.
- To date we know of no one that has been motivated to purchase property in the Lake Forest area as a direct result of the plan to expand the Musick Branch Jail.
- 21 A maximum security jail at the Musick site offers no benefit to the community.
- 22 The E.I.R. so poorly written and badly flawed, it should not be voted on by the Orange County Board of Supervisors.

Sincerely,



Marcel J. Fernandez
20932 Calle Celeste
Lake Forest, CA 92630
770-4479

000441



Post-It® Fax Note 7671		Date	10-3-96	Page	3
To	PAUL LANNING	From	GREG HALL		
Co./Dept.	COUNTY EMA	Co.	IRWD		
Phone #		Phone #			
Fax #	834-6132	Fax #	453-0228		

IRVINE RANCH WATER DISTRICT

15600 Sand Canyon Ave., P.O. Box 57000, Irvine, CA 92619-7000 (714) 453-5200

October 3, 1996

L1003GKH

Paul Lanning
Project Manager
EMA Environmental and Project Planning
300 N. Flower St., Room #321
P.O. Box 4048
Santa Ana, CA 92702

Subject: Draft Environmental Impact Report for Expansion of James A. Musick Facility;
Relocation of Interim Care Facility; Sheriff's Southeast Station

Dear Mr. Lanning:

Irvine Ranch Water District (IRWD) has reviewed the Draft Environmental Impact Report (DEIR) for the subject project. IRWD staff have analyzed the impacts as reported in the DEIR and compared them to internal studies prepared based on the proposed expansion plans. The comments below are categorized by the services IRWD provides for the subject property, domestic water, nonpotable water, and wastewater (sewer). The project has been evaluated based on both the first phase of expansion, incorporating an additional 864 inmates, and the "worst case" scenario of 7,584 inmates as projected in the DEIR. In addition, a section covering mitigation measures to be incorporated into the DEIR has been included.

1 Domestic Water: IRWD water facilities are adequate to serve the expanded facility to its ultimate buildout. As recommended in the previous response to the Notice of Preparation (NOP), a system with connections at either end of the property would provide the greatest reliability. IRWD calculations generally concur with the findings of the DEIR regarding the ultimate water demands of the project.

2 Nonpotable Water: Nonpotable water (including reclaimed water) is used throughout IRWD for nonpotable water purposes. These include landscape irrigation, agriculture and dual-plumbed buildings. In the response to the NOP we requested the project be evaluated for the potential and likely possibility for nonpotable use. Our review did not uncover this evaluation. Consequently, we are reinitiating our request the project be evaluated for nonpotable use for any agricultural, landscape or building purposes. Nonpotable water may become available through two sources existing in close proximity to the project site. The facility was previously served with nonpotable water from a currently inactive service located at the northwest end of the property, close to the existing domestic water connection. In addition, IRWD has reclaimed water facilities to the south in the vicinity of El Toro Marine Corps Air Station. Either of these are likely to become viable sources in the future, especially as the expansion plans appear to take place over the next ten years.

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Mr. Paul Lanning
EMA Environmental
October 3
Page 2

Wastewater (sewer): The DEIR correctly points out deficits in the IRWD sewer system relative to the proposed ultimate buildout of the Musick facility. However, it incorrectly assumes that improvements are needed for the system "irrespective of the jail expansion." This statement is based on ongoing studies evaluating the potential for diverting upstream sewage flows from the Portola Hills area to IRWD's sewer system. No decision has been made on the disposition of these flows at this time. If and when IRWD determines that such a diversion is warranted, the impact on facilities improvements and costs will be evaluated together with the Musick expansion.

3 In terms of the phased expansion of the facility, the DEIR references an evaluation of IRWD's sewer system prepared by Robert Bein, William Frost & Associates (RBF)(August 7, 1996). The DEIR states, "The evaluation concluded that the existing IRWD wastewater collection system is adequate to accommodate flows generate(d) by the project up to 3,840 inmates prior to the year 2000." In contrast, the evaluation which is included in Appendix K states that, "The existing IRWD wastewater collection system is adequate to accommodate additional flows generated by the Musick Facility expansion, through a breakpoint of 2,850 additional inmates." IRWD concurs with the conclusions of the RBF evaluation. Beyond 2,850 inmates, it may become necessary to increase sewage capacity by paralleling reaches of sewer pipeline that approach surcharge. Should this occur, the project proponent will be required to participate in funding design and construction of parallel sewers on a "fair share" basis. It should also be recognized the project proponent will be required to pay for the use of capacity in existing sewers, as well as acquiring treatment and disposal capacity.

Mitigation Measures: IRWD agrees with the general mitigation measures discussed in Section 5.11.3, item 51 of the DEIR. However, we request the following specific measures be included to assure IRWD requirements are met regarding administrative issues prior to development and construction.

- 4
1. The "Agreement for Acquisition of Potable Water Service from Irvine Ranch Water District for James A. Musick Facility" must be amended or replaced. This agreement allows for capacity in IRWD facilities to enable delivery of 0.27 cubic feet per second (cfs) of domestic water. The expansion and increased demand will require the agreement either be amended or replaced by a new agreement to reflect the expansion of the site, including project phasing and the payment of appropriate "fair share" capacity charges. As the project becomes clarified in terms of expansion plans, contact IRWD so that the appropriate service agreement can be drafted. Also, submit plans to our development services section for review and approval as soon as they become available.
 2. IRWD Rules and Regulations require use of nonpotable or reclaimed water if it is available to the site. Therefore, each water use will be evaluated and IRWD will determine whether it will furnish potable or nonpotable water for the designated purpose.
 3. The proposed expansion plans necessitate amendment or replacement of the existing IRWD/County Agreement for sewer service to the Musick property ("Agreement for Acquisition of Interim and Permanent Sewer Service by County of Orange for James A. Musick Facility from Irvine Ranch Water District"). The amended or replacement agreement should reference the inmate threshold from the RBF study (2,850) and outline costs for the use of existing sewers, potential future sewer improvements, and treatment and disposal capacity.

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Mr. Paul Lanning
EMA Environmental
October 3
Page 3

IRWD appreciates the opportunity to review and comment on the DEIR and recognizes the complexity of the project. Should you have any questions regarding these comments or wish to meet with our staff to further analyze the project, please contact Dick Diamond, Senior Planner, at (714) 453-5594.

Yours truly,

IRVINE RANCH WATER DISTRICT



Robert R. McVicker, P.E.
Principal Engineer

RRM/GKH/RP

cc: John Nagle - Robert Bein, William Frost & Associates

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PAUL BRADY, JR., City Manager

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92713 (714) 724-6000

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October 3, 1996

Mr. Paul Lanning
Environmental Management Agency
Environmental and Project Planning Division
P.O. Box 4048
Santa Ana, CA 92702-4048

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR EXPANSION OF JAMES
A. MUSICK JAIL

Dear Mr. Lanning:

City of Irvine staff have completed our review of the James A. Musick Jail Expansion Draft EIR No. 564. Our comments address technical issues based on staff review of the document, as well as input and direction provided by our City Council at a public meeting held on September 24, 1996. We offer the following comments on the Draft EIR:

General Comments

1 We find the Draft EIR to be flawed in its underlying assumption that the Musick site is the best location for the new jail facility. The document does not seriously examine alternatives to the project, but rejects them with the assumption that the Musick site is the only site which can fully meet the project objectives, when in fact several of the project alternatives could accomplish the objectives.

2 On September 24, 1996, the Irvine City Council voted unanimously to oppose expansion of the Musick Jail, and directed staff to work with County staff to pursue alternatives to the project which are not in proximity to residential uses. The City will be submitting a separate letter stating our position on the project to the Board of Supervisors. A more complete discussion of alternatives which should be considered can be found in the "Alternatives to the Proposed Project" section of this letter.

3 We also would like to express our concurrence with comments on the Musick Expansion Draft EIR by the City of Lake Forest, and hereby incorporate them by reference.

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Specific Comments

I. Section 3.2, Statement of Need

4 The Statement of Need discussion argues that 5- and 10-mile booking statistics support the Musick Jail expansion. We find it illogical to conclude, based on 9.23 percent and 24.26 percent of Countywide jail bookings occurring within five and ten miles of the Musick site, respectively, that the Musick Jail should be expanded to accommodate 69 percent of the jail beds needed Countywide by the year 2006 (7,572÷10,911). Please explain how this conclusion was reached.

II. Section 4.1.2(b), Definition of Jail and Capacities

5 This section defines "crowded capacity" as 130 percent of the rated capacity. Under this definition, "crowded capacity" could result in up to 9,844 inmates at the Musick Jail. Please discuss conditions, other than a federal court order, which could cause the jail to reach this level of capacity. In addition, because such crowded conditions are possible, the EIR should analyze 130 percent of capacity as a "worst case" condition.

III. Section 4.2, Phasing and Funding

6 We understand from the Draft EIR discussion that phasing of the project is dependent upon passage of a November 1996 bond issue and availability of additional funding sources. Please clearly identify which elements of the project would be built first should partial funding become available.

IV. Section 5.3, Hydrology

7 The hydrology analysis does not include hydraulic calculations for the site. This information is also not included in Appendix E (Hydrology Analysis). Please include this information in the Draft EIR.

V. Section 5.4, Aesthetics

8 (a) Aesthetic impacts of the facility are based on the assumption that future buildings at Pacific Commercentre will reach the maximum building heights of 50 feet. If Pacific Commercentre building heights are similar to other building heights in the area (20-30 feet), the aesthetic impact on nearby residential areas, such as Lake Forest's Serrano Park area, would be notably different. Please modify Exhibit 12 to depict the Musick facilities without the intervening obstruction of Pacific Commercentre buildings.

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9 (b) The City of Irvine Municipal Code does not permit the use of chain link fencing, except within industrial areas not visible from public streets. Since this area will ultimately be annexed to the City of Irvine, and to ensure aesthetic compatibility with the adjacent Irvine Industrial Complex-East, a mitigation measure should be included which prohibits the use of chain link.

VI. Section 5.6, Biological Resources

10 A Natural Communities Conservation Plan (NCCP) Reserve area is located immediately north of the jail site. This area contains the highest concentration of gnatcatchers within Orange County. The EIR should address how impacts of security lighting and construction activity on the adjacent NCCP Reserve area will be mitigated.

VII. Section 5.8, Land Use and Relevant Planning

11 The discussion of relevant land use planning issues with respect to the reuse of MCAS El Toro is limited to the two commercial airport alternatives. The County's "non-aviation" Alternative 'C' should also be addressed.

VIII. Public Safety

12 (a) We find the analysis of crime rates in the vicinity of the Theo Lacy jail to be an invalid basis for drawing the conclusion that the proposed jail expansion poses no risk to the area surrounding the Musick site. The Draft EIR references a study prepared for the Theo Lacy Jail Expansion EIR that is based on shoplifting rates at two urban shopping malls. In addition, intake and release activities do not occur at the Theo Lacy site.

The study of crime in the vicinity of jails, both within and outside of California, as appropriate, should look at a broad range of crime factors, in addition to shoplifting rates; examine a longer time horizon than the six-month period after the (partial) Theo Lacy expansion; and examine a facility which releases inmates on-site. In addition, the analysis should attempt to correlate crime incidents to visitors to a jail facility.

13 (b) The analysis of inmate escapes references incidents from the Intake and Release Center in Santa Ana. Is this the same facility as the Santa Ana Main Jail? If not, escape statistics should be provided for this facility.

14 (c) Escape statistics from the previously unfenced, minimum security Musick Jail are irrelevant to the Public Safety discussion

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for the proposed new jail facility. These statistics should be disregarded in drawing any public safety conclusions for the proposed new jail.

15

(d) A study should be provided analyzing the potential for escapes while prisoners are in transit between jails and the courthouse. For your information, a prisoner escaped recently from a jail bus in Orange County.

16

(e) The Interim Care Facility (mentally disturbed minors) discussion states that "those minors between 12 and 18 who attempt to leave are followed, encouraged, and taken back..." We request that the EIR provide a mitigation measure which guarantees that any "walk-aways" will be promptly returned to the facility. Please also indicate whether these minors will be enrolled in the local schools.

IX. Section 5.10, Transportation, Circulation and Parking

Our comments reference Appendix I, the Traffic Study.

Model Inconsistencies

17

(a) The City of Irvine's comments on the NOP requested that the analysis of this project be consistent with the City's Traffic Study Guidelines (Attachment 1). However, the traffic study does not address the City of Irvine's traffic performance criteria, nor use the Irvine Transportation Analysis Model (ITAM) as written in our guidelines. Since almost 90 percent of the roadways impacted are located in the City's boundaries or its sphere-of-influence, the current approved version of ITAM should be used to evaluate the roadway links and intersections to determine project impacts. In addition, the City of Irvine's traffic performance criteria should be used.

18

(b) Page II-2, IV-8: The existing and buildout volumes shown in the traffic study are significantly different from the City's projections for Bake Parkway. For example, the City's existing traffic volumes show Bake between Rockfield and Muirlands at 47,000 ADT, while the Draft EIR shows 15,000 ADT. Please explain or demonstrate why the ADT on Bake Parkway is substantially less than the City's projections, yet the intersections operate at the same level of service or improve. Please refer to Attachments 2 and 3 for your explanation of the discrepancies.

(c) Page IV-12: The no project long-range ICU's are inconsistent with the City of Irvine's transportation model (see Attachment 4). Please address this concern and revise the EIR as additional mitigation may be necessary when the ITAM is used. Please explain the land configuration difference for buildout without the project

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between ITAM and this Draft EIR for Alton & Jeronimo, Barranca & ICD, and Bake & I-5 SB Off-ramps.

General Traffic Comments

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(a) We note that the long-range traffic analysis does not incorporate background traffic assumptions for any of the MCAS El Toro reuse scenarios. The Draft EIR explanation for this omission is that the "El Toro Community Reuse Plan Study has been carried out at a General Plan level of detail." We find this explanation to be implausible, and inconsistent with CEQA, which requires that reasonably foreseeable cumulative impacts be addressed. This omission is particularly disconcerting because the same traffic model and traffic consultant were used for both the Musick Jail and MCAS El Toro Reuse traffic studies. Therefore, we request that the long-range traffic analysis be re-done to incorporate the MCAS El Toro traffic projections (Alternative A).

21

(b) Please provide a diagram with the mid-block lanes for the existing, interim and long-range horizon years per Irvine's Traffic Study Guidelines.

22

(c) Please provide lane configuration schematics at intersections for the existing, interim and long range horizon years per Irvine's Traffic Study Guidelines.

23

(d) Page II-3: Please verify what is assumed for the ETC: Is it a free facility at buildout (Post 2010)?

24

(e) Page II-6: Please change the MPAH designation of Technology Drive from a Commuter to a Secondary arterial, consistent with the City of Irvine's General Plan.

25

(f) Page II-7: Please provide justification for the improvements shown in Table II-2. For each improvement, include the project and entity that will fund the improvement.

26

(g) Section III: As required by Irvine's Traffic Study Guidelines, please provide a table which includes the projected area land use and trip generation summary. This would include trip rates, number of staff, inmate transportation, visitors, deliveries, substation staff, patrol cars and ICF staff. In addition, please provide the quantitative data supporting the trip rates, such as number of studies, correlation coefficient, standard deviation and range. Justification for the AM and PM peak for each rate is also required per the City's Traffic Study Guidelines.

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(h) Land use and trip generation summary sheets are requested for all traffic zones and time horizons.

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(i) Page III-3: Please provide justification for use of the 1.1 employees per vehicle for jail staff.

X. Section 5.12, Socioeconomic Effects

28

The Economic Analysis examined "pre-announcement" and "post-announcement" industrial lease rates and residential home prices within three miles of the Musick Jail to reach its conclusion that the Musick Jail expansion will not impact property values in the vicinity of the jail. We find the analysis to be seriously flawed: The economic analysis used April 23, 1996 as the jail expansion announcement date. However, the Board of Supervisors did not initiate the jail expansion EIR until May 23, 1996. The use of three months of sales data (including one overlapping month due to the incorrect announcement date), is grossly inadequate for purposes of evaluating the impact of a new maximum security jail on surrounding property values.

We request that the economic analysis be re-done to examine the economic impacts of recently completed new or expanded detention facilities within urban areas. The analysis should examine a minimum of one year of sales/lease activity before and after the facility is completed and occupied.

XI. Section 7, Alternatives to the Proposed Project

29

We note that the Draft EIR does not identify an environmentally superior alternative, as required by CEQA. Please identify such an alternative, including supporting discussion. We offer the following additional comments on selected project alternatives:

30

7.2 Pursuit of Legislative Change to Exempt from CEQA Consideration Expansion of All jail Facilities in Overcrowded Systems: This "alternative" cannot be defined as a project alternative pursuant to CEQA. Therefore, this "alternative" should be deleted as an alternative for consideration.

31

7.6 Reduce Size of Musick Jail Facility to Accommodate Only That Number of Inmates Necessary to Serve the Area Within 10 Miles of the Geographic Center of South Orange County: The argument supporting rejection of this alternative that "fill dirt necessary for the construction of Alton Parkway would not be available..." is invalid. Other sources of fill dirt in the area can be made available, including the Musick site, if necessary. In addition, the other basis for rejecting this alternative (i.e., because it would not provide enough jail beds), is inadequate. This alternative is workable in combination with other listed alternatives that would provide for incarceration at other sites or reduce inmate populations.

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7.8 Limit Expansion of Musick Jail to Complex 1 and Supporting Facilities: This alternative was rejected "as not properly planning for maximum utilization of the County's own resources in meeting the jail need problem." This conclusion does not consider other potential jail sites already owned by the County. "Maximum utilization of the County's own resources" could involve smaller facilities at multiple sites, or selling the Musick site in favor of developing a facility that will meet long-term needs away from residential areas.

33

7.10 Limitation of Classification of Inmates; Minimum and Medium Security Inmates; a Cap on Maximum Security Inmates: This alternative was rejected partially due to "legal infeasibility." Please explain this conclusion. Modifications could be made to the main jail in Santa Ana to accommodate maximum security inmates. In addition, the County could seek to amend the settlement agreement with the City of Orange on the Theo Lacy Jail. It should be noted that in negotiations with the federal government over locating a federal prison at El Toro, Bureau of Prisons staff was very willing to negotiate on the number of inmates the facility would serve and the security level of the prison.

The discussion of this alternative also states that "...needs will continue to grow, in any event, beyond 2006, and therefore more beds would ultimately have to be built to answer the need..." Since the project objectives state that the facility is intended to accommodate needs only through the year 2006, any consideration of needs after 2006 should be deleted with respect to evaluation of project alternatives.

34

7.11 Release of Maximum Security Inmates at the Intake and Release Center in Santa Ana: As noted in our comments on the Public Safety section of the Draft EIR, we find the analysis of the Theo Lacy and Intake and Release Center area crime data to be seriously flawed. Therefore, the basis for rejection of this alternative cannot be supported. The use of the Theo Lacy crime study is particularly inapplicable to the Musick facility because intake and release of inmates is not permitted at Theo Lacy.

35

7.12 Alternative Sites Within County: The general discussion of alternative sites argues that "County property which might have otherwise been available for the location of the jail, has been used as collateral for the bonds associated with the County bankruptcy recovery; therefore, these sites are not available to the County." We note that the Musick site is also being used as collateral. How would their use as collateral prevent construction of jail facilities on other County properties (e.g., regional parks)?

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Purchase of Another Site/Sale of Musick Site: This option is rejected because it is encumbered by a master lease to the Orange County Public Facilities Corporation (post-bankruptcy bonds). Could the site be sold, with a portion of the proceeds directed to buying down the bonds on the property?

37

Expansion at the Main Jail Complex in the City of Santa Ana: This alternative was determined inappropriate given the short term and critical nature of bringing jail beds on line, and its inability to adequately expand jail capacity. We recommend that the Grand Jury's recommendation of 11-story buildings be more seriously examined. Apparently, the Grand Jury determined such an expansion to be feasible on existing County-owned property; therefore, this alternative should be taken more seriously.

38

Location of Jail Facilities at all of the Five County Courthouse Facilities: The rejection of this alternative as infeasible because of insufficient room at the courthouse facilities ignores structural solutions (e.g., multi-story buildings). This alternative should be re-visited with respect to alternate design options for each site.

39

7.13 Remote Sites Outside of Orange County: The remote jail site alternative remains a valid option for the 60% of the jail population which constitutes sentenced inmates. This alternative should be revisited with consideration of recently closed military bases, and possible cooperation/consolidation with other jurisdictions.

40

Alternatives Rejected as Infeasible During the Draft EIR Preparation Process: We recommend full consideration of the following (rejected) alternatives:

- Release of Maximum Security Inmates at the Intake and Release Center in Santa Ana;
- Location of Jail Facilities at All of the Five County Courthouse Facilities (with reasonable separation from residential areas);
- Remote Site Outside of County for Sentenced Maximum Security Inmates; and
- Locate a Jail at Aliso/Wood Canyons Regional Park (or other regional park, such as Caspers Regional Park).

XII. Section 8, Related Projects and Cumulative Impacts

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The brief "analysis" of cumulative impacts dismisses cumulative impacts by stating that "by reading this EIR as a whole the reader will gain a clear understanding of not only the effects of this proposal, but of the cumulative changes as well." We do not find

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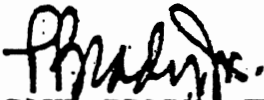
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any explicit or implicit discussion of cumulative impacts with regard to each category of impacts. Please provide a qualitative and quantitative discussion by each impact category of the project's contribution towards cumulative impacts. The cumulative impacts discussion should take into consideration the County's three reuse option for MCAS El Toro, as well as the City of Irvine's General Plan Amendment/Zone Change for the portion of MCAS El Toro which lies within the City.

We look forward to review, consideration and responses to our comments. Should you have any questions, please contact Peter Herish, Manager of Land Use Policy Programs at 724-6456, or Mark Tomich, Principal Planner at 724-6411.

Sincerely,



PAUL BRADY JR.
City Manager

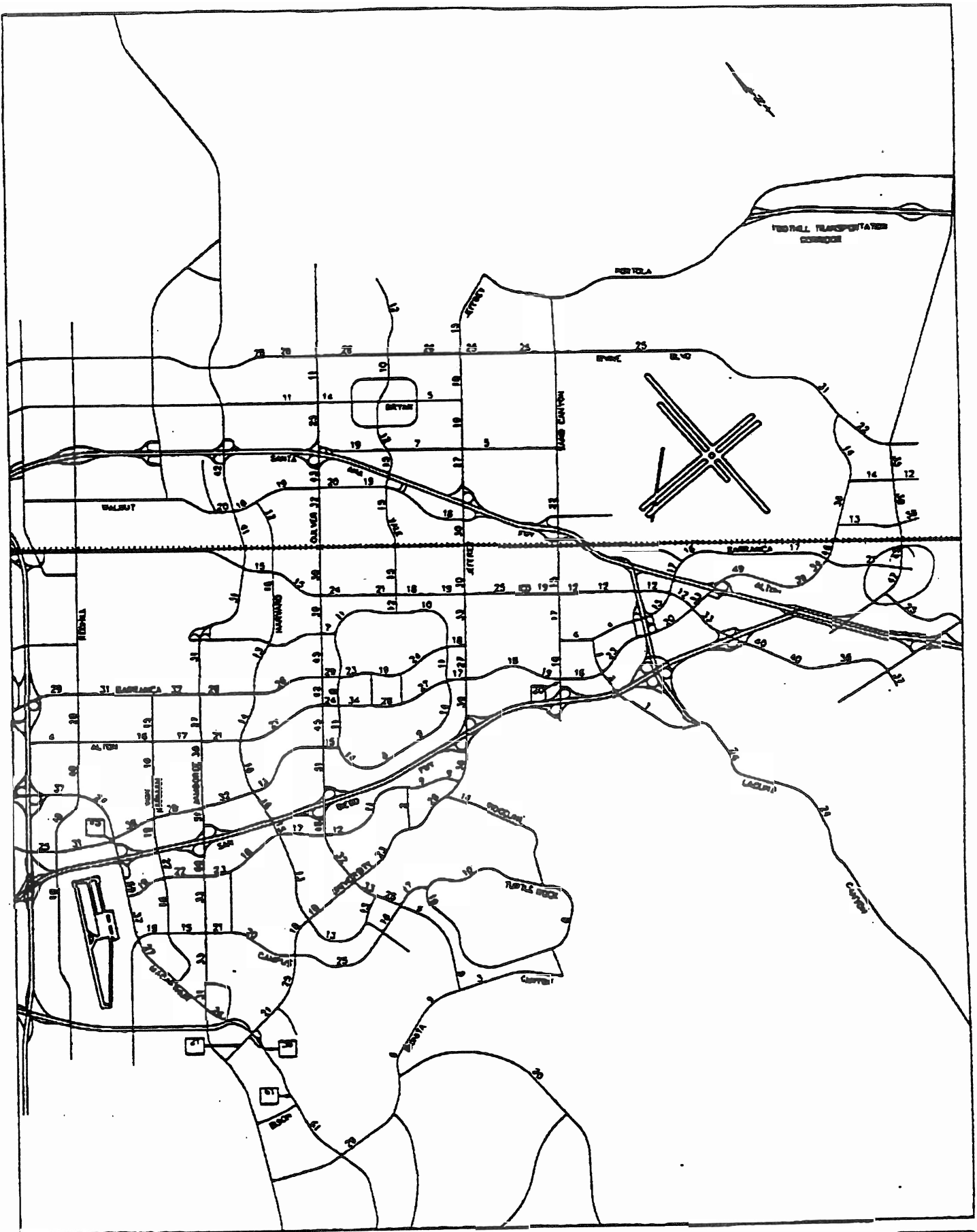
Attachments (4)

cc: Charles S. Brobeck, Director of Public Safety
Sheri Vander Dussen, Acting Director, Community Development
Peter Herish, Manager of Land Use Policy Programs
Arya Rohani, Manager of Transportation Services
Timor Rafiq, Principal Planner, Transportation Services
Lt. Mike White, Public Safety
Lierre Green, Public Safety

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Irvine Transportation Analysis Model

ADT in Thousands

1996 Circulation Phasing Study

1996 Traffic Counts
08/05/96

ATTACHMENT 2

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EIR Number	Long-Range w/o Project EIR		Buildout General Plan ITAM		Difference	
	AM	PM	AM	PM	AM	PM
10 Alton & Toledo	0.68	0.87	0.81	0.92	0.13	0.05
12 Alton & Jeronimo	0.78	0.76	0.92	0.91	0.14	0.15
14 Alton & Muirlands/Barranca	0.84	0.80	0.91	0.74	0.07	-0.06
18 Barranca & Irvine Center	0.70	0.67	0.92	0.91	0.22	0.24
23 Bake & I-5 SB Off-Ramps	0.54	0.75	0.71	0.90	0.17	0.15

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ATTACHMENT 4

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15. Sand Cyn & Trabuco

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	10	.01*	20	.01
NBT	3	5100	170	.03	1450	.28*
NBR	1	1700	10	.01	10	.01
SBL	1	1700	230	.14	40	.02*
SBT	3	5100	1640	.32*	170	.03
SBR	d	1700	170	.10	40	.02
EBL	1	1700	170	.10*	70	.04*
EBT	2	3400	170	.05	30	.01
EBR	d	1700	10	.01	10	.01
WBL	1	1700	10	.01	40	.02
WBT	2	3400	20	.01*	450	.13*
WBR	d	1700	50	.03	210	.12
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.49		.52

16 Alton & Toledo

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	140	.08*	10	.01
NBT	3	5100	460	.09	1900	.37*
NBR	1	1700	160	.09	510	.30
SBL	1	1700	70	.04	390	.23*
SBT	3	5100	1340	.27*	710	.14
SBR	0	0	30		10	
EBL	1	1700	10	.01	10	.01
EBT	1	1700	10	.02*	120	.11*
EBR	0	0	20		70	
WBL	1	1700	660	.39*	280	.16*
WBT	1	1700	60	.04	70	.04
WBR	1	1700	30	.02	70	.04
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.81		.92

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17. Bake & Toledo

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL V/C	PM PK HOUR VOL V/C		
NBL	1	1700	50	.03*	10	.01
NBT	3	5100	1070	.21	2190	.48*
NBR	0	0	10		250	
SBL	1	1700	100	.06	110	.06*
SBT	3	5100	1560	.36*	1340	.27
SBR	0	0	270		60	
EBL	2	3400	20	.01*	260	.08
EBT	2	3400	40	.01	660	.19*
EBR	1	1700	30	.02	130	.08
WBL	1	1700	260	.15	50	.03*
WBT	2	3400	580	.21*	20	.01
WBR	0	0	120		190	.11
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.66		.81

18. Alton & Jeronimo

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL V/C	PM PK HOUR VOL V/C		
NBL	1	1700	240	.14*	10	.01
NBT	3	5100	1070	.21	1960	.38*
NBR	1	1700	470	.28	730	.43
SBL	2	3400	160	.05	200	.06*
SBT	3	5100	1920	.38*	1130	.22
SBR	0	0	20		10	
EBL	1	1700	10	.01	20	.01
EBT	1	1700	20	.01*	130	.08*
EBR	1	1700	10	.01	150	.09
WBL	1	1700	580	.34*	580	.34*
WBT	1	1700	100	.06	30	.02
WBR	1	1700	190	.11	120	.07
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.92		.91

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51. Pacifica & Barranca

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	2	3400	10	.00	850	.25*
NBT	1	1700	160	.09*	60	.04
NBR	1	1700	590	.35	100	.06
SBL	2	3400	10	.00	100	.03
SBT	2	3400	30	.01	200	.06*
SBR	d	1700	10	.01	270	.16
EBL	1	1700	120	.07*	50	.03*
EBT	2	3400	400	.12	590	.17
EBR	1	1700	680	.40	240	.14
WBL	1	1700	170	.10	40	.02
WBT	2	3400	1030	.30*	1160	.34*
WBR	d	1700	100	.06	10	.01
Right Turn Adjustment			Multi	.14*	SBR	.08*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.65		.81

52. Alton & Muirlands/Barranca

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	10	.01*	10	.01
NBT	3	5100	900	.18	2000	.39*
NBR	1	1700	380	.22	480	.28
SBL	2	3400	50	.01	130	.04*
SBT	3	5100	1810	.35*	1400	.27
SBR	f		640		310	
EBL	2	3400	800	.24*	720	.21
EBT	2	3400	180	.06	560	.17*
EBR	0	0	10		10	
WBL	2	3400	260	.08	290	.09*
WBT	2	3400	890	.26*	10	.00
WBR	1	1700	90	.05	10	.01
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.91		.74

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165. Laguna Cyn & ICD

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	2	3400	400	.12*	460	.14*
NBT	2	3400	380	.11	230	.07
NBR	d	1700	190	.11	450	.26
SBL	2	3400	120	.04	410	.12
SBT	2	3400	270	.08*	410	.12*
SBR	d	1700	70	.04	130	.08
EBL	2	3400	80	.02*	60	.02
EBT	3	5100	940	.18	1430	.28*
EBR	d	1700	430	.25	310	.18
WBL	2	3400	70	.02	200	.06*
WBT	3	5100	1970	.39*	1200	.24
WBR	d	1700	220	.13	110	.06
Right Turn Adjustment					NBR	.07*
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.66		.72

166. Barranca & ICD

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK HOUR VOL	V/C	PM PK HOUR VOL	V/C
NBL	1	1700	340	.20*	130	.08
NBT	3	5100	570	.11	540	.11*
NBR	f		60		620	
SBL	1	1700	280	.16	240	.14*
SBT	3	5100	620	.12*	320	.06
SBR	f		740		600	
EBL	2	3400	470	.14*	960	.28*
EBT	4	6800	590	.09	1910	.28
EBR	1	1700	190	.11	520	.31
WBL	2	3400	740	.22	150	.04
WBT	4	6800	2050	.30*	770	.11*
WBR	1	1700	140	.08	240	.14
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.81		.69

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177. Bake & I-5 NB Ramps

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK VOL	HOUR V/C	PM PK VOL	HOUR V/C
NBL	0	0	0		0	
NBT	3	5100	1680	.49*	2650	.70*
NBR	0	0	1290	.76	910	
SBL	0	0	0		0	
SBT	3	5100	950	.19	1650	.32
SBR	f		2090		1560	
EBL	0	0	0		0	
EBT	0	0	0		0	
EBR	0	0	0		0	
WBL	2	3400	920	.27*	570	.17*
WBT	0	0	0		0	
WBR	f		1060		550	
Right Turn Adjustment			NBR	.07*		
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.88		.92

178. Fwy SB Off Ramp & Bake

ITAM POST 2020 BASELINE (E05601)						
	LANES	CAPACITY	AM PK VOL	HOUR V/C	PM PK VOL	HOUR V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	2.5		1190		1820	
SBT	0	6800	0	{.26}*	0	{.38}*
SBR	1.5		680		1030	
EBL	0	0	0		0	
EBT	3	5100	2050	.40*	2400	.47*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	3	5100	1600	.31	1440	.28
WBR	0	0	0		0	
Clearance Interval				.05*		.05*
TOTAL CAPACITY UTILIZATION				.71		.90

000461



CITY OF ANAHEIM, CALIFORNIA

Planning Department

October 1, 1996

Paul Lanning, Project Manager
County of Orange
Environmental & Project Planning Division
300 N. Flower Street, Room #321
P.O. Box 4048
Santa Ana, CA 92702

RE: Draft Environmental Impact Report No. 564 - James A. Musick Jail Expansion
and Operation

Dear Mr. Lanning:

Thank you for the opportunity to comment on the Draft Environmental Impact Report No. 564 prepared for the James A. Musick Jail Expansion and Operation. For the reasons outlined in our previous correspondence dated August 8, 1996 (letter attached), Anaheim staff concurs with the Draft EIR's rejection of the Gypsum Canyon site as an Alternative location on the basis that it is infeasible.

The City of Anaheim staff continues to be interested in any future discussion concerning the proposed activity. Please feel free to contact me if you have any questions about these comments. Please forward any subsequent environmental documents and notices to Karen Freeman of my staff at the address listed on the letterhead.

Sincerely,

Joel H. Fick
Planning Director

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Attachment

cc: Jim Ruth, City Manager
David Morgan, Assistant City Manager
Tom Wood, Deputy City Manager

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CITY OF ANAHEIM, CALIFORNIA

Planning Department

August 8, 1996

Paul Lanning
County of Orange
Environmental Management Agency
P.O. Box 4048
Santa Ana, CA 92702-4048

RE: Notice of Preparation - Musick Jail Expansion

Dear Mr. Lanning:

The City of Anaheim Planning staff understands that the environmental documentation currently being prepared for the Musick Jail Facility Expansion may include an investigation of Gypsum Canyon in the City of Anaheim as a potential alternative jail site. We were most surprised that this site might be evaluated given the site's prior history. The County Board of Supervisors previously considered Gypsum Canyon as a long-term jail site and conducted extensive studies in this regard. For numerous reasons including acquisition costs, site development costs associated with the hillside terrain, and proximity to sensitive land uses, the Board of Supervisors in October of 1991 formally abandoned the Gypsum Canyon Jail project since the site was not feasible. Further, at the time that the County first considered Gypsum Canyon, the property was located in unincorporated territory under the jurisdiction of Orange County. Currently, it is within Anaheim's boundaries and has been entitled for substantial development, including residential housing.

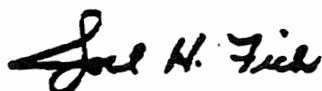
Gypsum Canyon was annexed to the City of Anaheim in May of 1992 and has been approved for development of 7,966 residential units, 179 commercial acres, schools, parks and public infrastructure and facilities as part of the Mountain Park Specific Plan. In addition, a Development Agreement between the City of Anaheim and the property owner (the Irvine Company) was entered into on November 5, 1991, to further vest the project entitlements. Construction of the Eastern Transportation Corridor has commenced in the project vicinity. The alignment of this corridor is shown on the attached Mountain Park Development Plan.

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The area surrounding the Mountain Park Specific Plan area has also experienced a great deal of growth. An overview of the major residential and commercial developments surrounding Mountain Park is attached for your information.

Thank you for the opportunity to comment on the environmental documentation under preparation. The City of Anaheim staff is most interested in any future discussion concerning the subject site. Please contact me if you have any questions about these comments or would like copies of the Mountain Park Specific Plan document. Please forward any subsequent environmental documents and notices to Karen Freeman of my staff at the address listed below.

Sincerely,



Joel H. Fick
Planning Director

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cc: David Morgan, Assistant City Manager
Tom Wood, Deputy City Manager

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ANAHEIM HILL AND CANYON AREA SUMMARY

June 1996

Anaheim's Hill and Canyon Area has experienced a great deal of growth, primarily within the last few years. Moving eastward from the Anaheim Hills Planned Community area, which was constructed primarily in the 1970's and 1980's, are three project areas currently under construction (the Highlands at Anaheim Hills, the Summit of Anaheim Hills and Sycamore Canyon), the Festival of Anaheim Hills commercial project that has one remaining phase to develop, the East Hills Planned Community that is completely constructed, and the Mountain Park and Cypress Canyon projects which have been approved and entitled for development. Following is a brief overview of these major residential and commercial developments:

Anaheim Hills Planned Community

This area, which encompasses approximately 1,818 acres and 5,011 dwelling units, was constructed primarily within the 1970's and 1980's with minor infill development still occurring.

East Hills Planned Community

The 315-acre East Hills Planned Community includes a total of 945 existing residential units (653 single-family attached and detached homes and 292 apartment units), approximately 67 acres of existing commercial retail/office/research and development uses, a fire station, a designated site for a future library facility and a developed park site.

The Anaheim Hills Festival Specific Plan

The 85-acre Festival Specific Plan has been developed with an approximate 596,407 square-foot shopping center with retail businesses, restaurants, a movie theater and service uses. Approximately 240,000 square feet of office/professional uses and a 150-room hotel and two restaurants (one internal to the hotel) remain to be developed.

The Highlands at Anaheim Hills Specific Plan

The 816-acre Highlands at Anaheim Hills, which is being developed by Preale of Southern California, provides for the development of up to 2,168 residential units including 1,010 single-family homes and 1,158 apartments and condominium units, a 5-acre park site, an 8-acre elementary school site and approximately 292 acres of open space. To date, the Building Division has issued building permits for approximately 1,778 units (952 single-family homes and 826 apartments and condominium units).

The Summit of Anaheim Hills Specific Plan

The 591-acre Summit of Anaheim Hills, which is being developed primarily by The Baldwin Company, provides for the development of up to 2,117 residential units, including 1,331 single-family attached and detached homes and 786 condominium units, 5

acres of commercial uses, a 12-acre park site, a 10-acre school site and 169 acres of open space. To date, the Building Division has issued building permits for approximately 1,000 units (650 single-family attached and detached homes and 350 condominium units).

Sycamore Canyon Specific Plan

The 325-acre Sycamore Canyon project is nearly complete with the last single-family tract (24 units) under construction. When completed, Sycamore Canyon will include 1,204 residential units, including 520 single-family homes and 684 apartment and condominium units, 12 acres of commercial uses, a police substation site and 132 acres of open space including two public park sites.

Mountain Park Specific Plan

The 2,339-acre Mountain Park project was approved in 1991 for up to 7,966 residential units, 179 acres of commercial uses, interim sand and gravel mineral extraction, schools, parks and public infrastructure and facilities. The project area was subsequently annexed to the City in May, 1992.

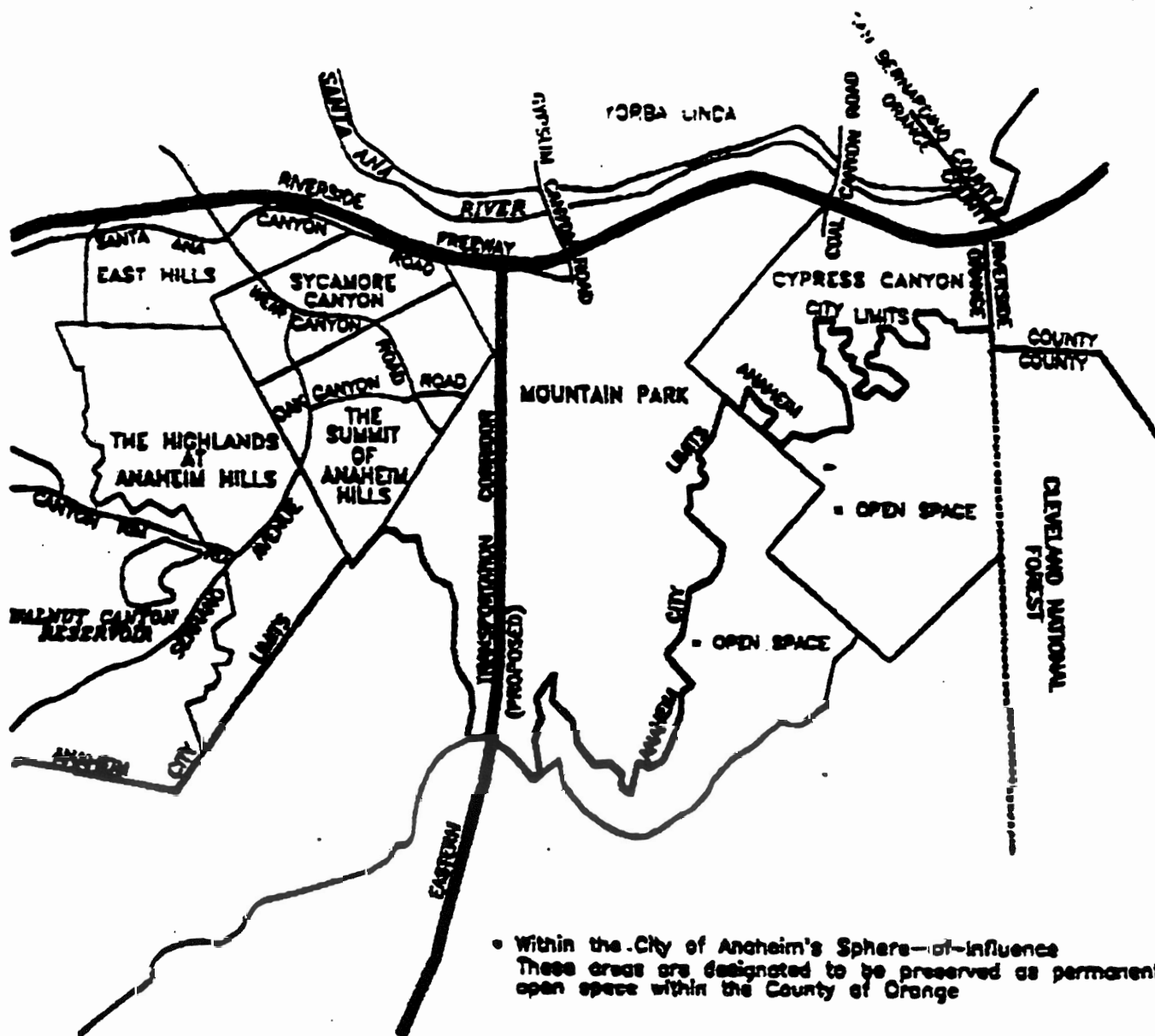
Cypress Canyon Specific Plan

The 697-acre Cypress Canyon project was approved in 1992 for up to 1,550 residential units, 8 acres of commercial uses, an elementary school, a fire station site, an electrical substation site, a neighborhood park and open space. The project area was subsequently annexed to the City in August 1995.

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ANAHEIM HILL AND CANYON AREA



<u>RESIDENTIAL COMMUNITY</u>	<u>ACRES</u>	<u>APPROVED</u>	<u>NO. OF UNITS</u>	<u>ESTIMATED POPULATION</u>
1. The Highlands at Anaheim Hills SP87-1	816	1987	2,168	6,038
2. The Summit of Anaheim Hills SP88-2	591	1988	2,117	5,742
3. Sycamore Canyon SP88-1	325	1988	1,204	3,079
4. Mountain Park SP90-4 (Gypsum Canyon Property)	2,339	1991	7,966	21,260
5. Cypress Canyon SP90-3 (Coal Canyon Property)	697	1992	1,550	4,530

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